



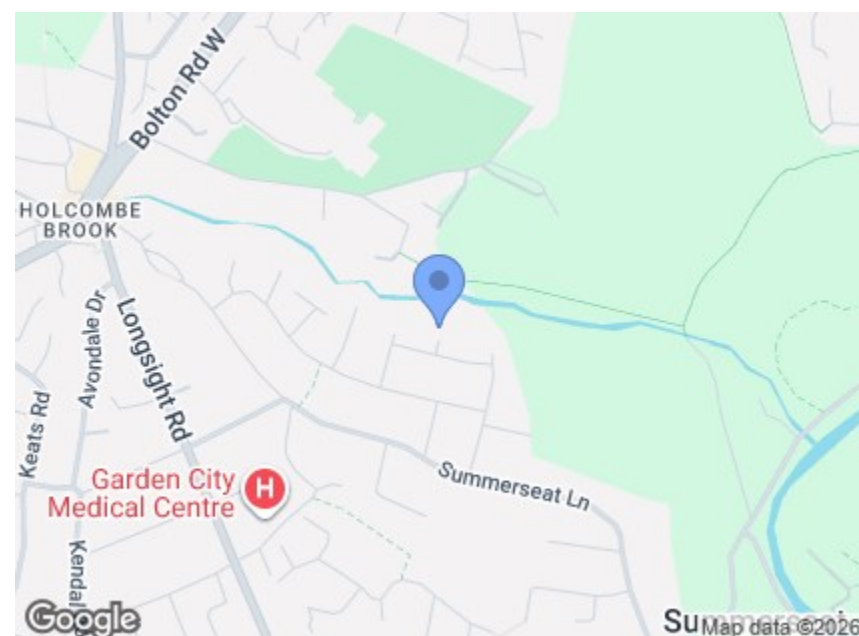
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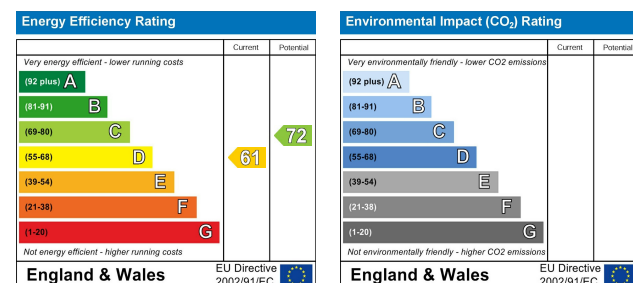


GROSS INTERNAL AREA  
TOTAL: 93 m<sup>2</sup>/996 sq ft  
GROUND FLOOR: 93 m<sup>2</sup>/996 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - BL0 9UA What three words -  
///warbler.assume.annotated



**6 Havenbrook Grove**  
Ramsbottom, Bury, BL0 9UA

**Offers in the region of £440,000**



- Extended detached true bungalow occupying a generous corner plot
- Open-plan lounge and dining room ideal for entertaining
- Three well-proportioned bedrooms and a stylish shower room
- Attractive lawned gardens to the front, side and rear with open rear aspect
- Beautifully presented throughout with bright and spacious living areas
- Modern breakfast kitchen with ample storage and natural light
- Driveway parking leading to an attached garage
- Tenure - , Council Tax - Bury Band D , EPC rated D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 6 Havenbrook Grove

Ramsbottom, Bury, BL0 9UA

**\*\*SOLD WITH NO CHAIN\*\*** WELL PRESENTED THREE BEDROOM BUNGALOW\*\*SET ON A CORNER PLOT, IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*Nestled on a quiet and highly sought-after cul-de-sac just off Summerseat Lane, this beautifully presented detached true bungalow occupies an enviable corner plot with open aspects to the rear and generous gardens surrounding the property.

The home has been thoughtfully extended to offer spacious and versatile living throughout. A welcoming entrance hall leads into a bright and airy lounge that flows seamlessly into an open-plan dining area — the perfect space for relaxing or entertaining. The modern breakfast kitchen is well-appointed and filled with natural light, offering plenty of storage and workspace.

There are three well-proportioned bedrooms, each tastefully decorated, and a stylish contemporary shower room completing the internal accommodation.

Externally, the property sits within well-maintained lawned gardens to the front, side and rear, offering both privacy and tranquillity. A paved driveway provides ample off-road parking and leads to the attached garage, while the rear garden enjoys a lovely open outlook, ideal for enjoying the afternoon sun.

Situated within easy reach of Ramsbottom's bustling town centre, local countryside walks, schools and transport links, this property combines peaceful residential living with everyday convenience — a rare opportunity not to be missed.

## Entrance Hallway

15 x 8'11 (4.57m x 2.72m)

A welcoming entrance providing access to all rooms, with storage space and a bright, open feel throughout.

## Living Room

11'4 x 20 (3.45m x 6.10m)

A spacious and light-filled living room with feature fireplace and large front window, opening seamlessly into the dining area to create a sociable and versatile space.



## Dining Room

10'10 x 9'10 (3.30m x 3.00m)

Positioned just off the lounge, this well-proportioned dining area overlooks the rear garden and is ideal for family meals or entertaining guests.

## Kitchen Diner

13'9 x 15'5 (4.19m x 4.70m)

A modern fitted kitchen with a range of wall and base units, ample worktop space, integrated appliances and a breakfast area. Dual aspect windows fill the room with natural light.



## Alternative View



## Bedroom One

12'1 x 9'10 (3.68m x 3.00m)

A generous double bedroom with neutral décor, overlooking the front garden.

## Bedroom Two

8'1 x 9'10 (2.46m x 3.00m)

A further double bedroom, currently used as a guest room, offering views over the rear garden.

## Bedroom Three

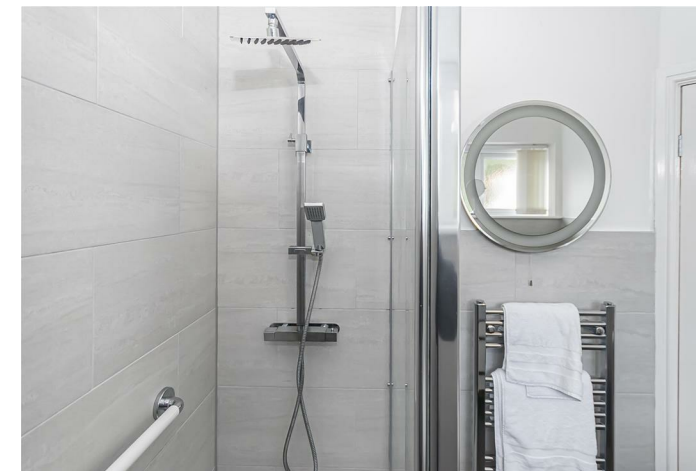
8'9 x 8'11 (2.67m x 2.72m)

A versatile single bedroom or ideal home office, depending on individual needs.

## Bathroom

7'5 x 5'8 (2.26m x 1.73m)

A contemporary shower room fitted with a large walk-in shower, wash basin and WC, complemented by modern tiling and fittings.



## Garage

Attached single garage providing secure parking and additional storage space, accessed via the driveway.

## Gardens

Beautifully maintained lawned gardens extend to the front, side and rear of the property, with the rear enjoying a private and open aspect — perfect for relaxing or outdoor dining.

