



**29 Cotswold Close, Ramsbottom, Bury**

**£245,000**

- Extended Semi Detached
- Extensive Corner Plot
- Off Road Parking
- Downstairs Cloaks & Utility
- Excellent Schools
- 3/4 Bedrooms
- Gas C.H./UPVC Double Glazing
- Private Garden to Rear
- 2 Reception Rooms
- E.P.C. Rating ' '



A considerably extended 3/4 bedroom semi detached property commanding an excellent corner plot, at the head of this mature, sought after residential cul-de-sac and set within an excellent catchment area for local schools and easy access to the popular village of Ramsbottom and an abundance of local amenities and parkland.

### ENTRANCE HALL

Attractive wood flooring.

### LOUNGE

14'2" x 12'1" (4.32m x 3.68m)

Attractive wood flooring.



**DINING ROOM**

17'6" x 8'5" (5.33m x 2.57m)

French doors leading to rear garden. Understairs store cupboard.





## DINING KITCHEN

15'1" x 9'1" (4.60m x 2.74m!)

Extensive range of fitted wall and base units incorporating six burner gas range with feature canopy extractor hood. Complementary butchers block worksurface. Inset Belfast sink. Plumbing for automatic dishwasher..







#### **UTILITY ROOM**

13'5" x 4'5" (4.09m x 1.35m)

Fitted base units with complementary worksurface. Combi Central Heating Boiler. Plumbing for automatic washing machine. Laminate flooring.

#### **CLOAKS**

Three piece white suite comprising walk in shower cubicle, hand washbasin set in attractive vanity unit and low level w.c.

#### **SITTING ROOM/ BEDROOM 4**

15'1" x 9'0" (4.60m x 2.74m)

Laminate flooring.



#### **FIRST FLOOR**

### BEDROOM 1

10'9" x 10'7" (3.28m x 3.23m)

Attractive range of robes. Lovely panoramic views over to Turton Tower and Holcombe Hill.



### BEDROOM 2

10'5" x 10'3" (3.18m x 3.12m )

Alcove recess



### BEDROOM 3

6'7" x 6'5" (2.01m x 1.96m)

Built in cupboard.

## BATHROOM

7'0" x 6'3" (2.13m x 1.91m)

Three piece white suite comprising, free standing, Roll Top bath, hand washbasin and low level w.c.



## OUTSIDE

Garden to front with borders and generous sized driveway providing off road parking. Extensive garden area to rear comprising raised blocked paved patio areas leading to upper lawn with mature screen hedging, beds and borders. External water supply.








## REAR ELEVATION



## VIEWINGS

By Telephone Appointment with the office on 01204 88 6216

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	