



**28 SIMS CLOSE, RAMSBOTTOM, BURY, LANCASHIRE BL0 9NT**

**£275,000**



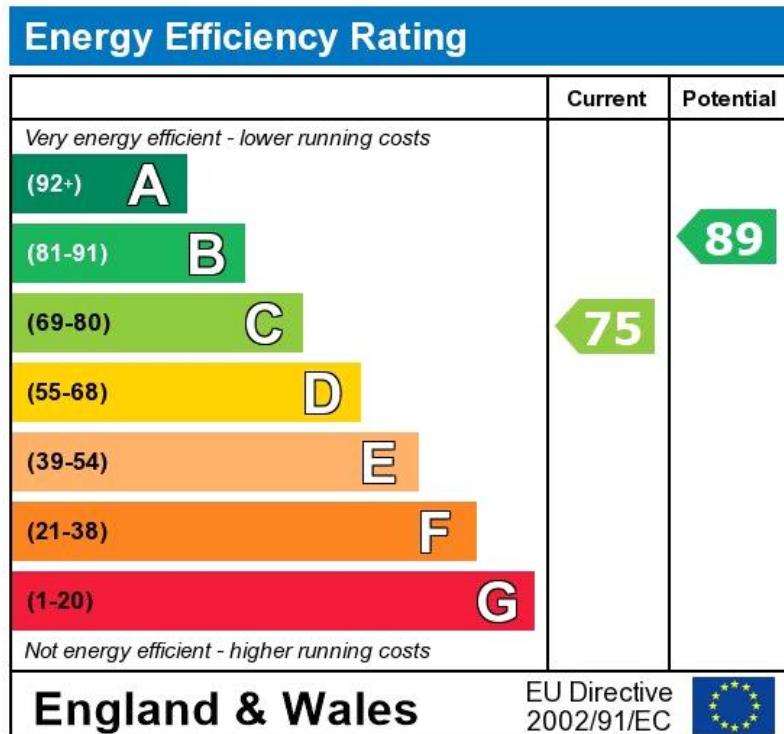
## **SIMS CLOSE, RAMSBOTTOM**

**PROPERTY REFERENCE CODE: RS0129**

## **28 SIMS CLOSE, RAMSBOTTOM, BURY, LANCASHIRE BL0 9NT**

Discover this three-bedroom townhouse in Ramsbottom, featuring a bright entrance hall, convenient downstairs WC, spacious lounge, and modern breakfast kitchen. Upstairs, enjoy three well-proportioned bedrooms and a stylish family bathroom. The property also boasts a generous rear garden & driveway.

- DOUBLE GLAZING
- FITTED BATHROOM
- MOVE IN CONDITION
- DOWNSTAIRS WC
- BREAKFAST KITCHEN
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- TOWNHOUSE
- DRIVEWAY
- POPULAR RAMSBOTTOM LOCATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

Step into this fantastic three-bedroom townhouse in Ramsbottom, where a bright and inviting entrance hall welcomes you. Conveniently located off the hallway, the downstairs WC adds practicality for family living and is perfect for guests. The spacious lounge serves as a cosy retreat, bathed in natural light and providing ample room for relaxation or entertaining. The modern breakfast kitchen is a chef's delight, equipped with contemporary appliances and generous counter space, making it an inviting area for casual dining and family meals. Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful haven for rest and flexibility, suitable for family members, guests, or even a home office. Completing the interior is a stylish family bathroom, designed with modern aesthetics in mind, featuring contemporary fixtures, a relaxing bathtub, and a separate shower. This townhouse combines practical living spaces with modern comfort, making it an ideal family home.

The estate is designed with a focus on fostering community connections, featuring landscaped green spaces and pedestrian-friendly pathways, perfect for leisurely strolls or family outings. It's an ideal setting for those who appreciate an active lifestyle, with easy access to local parks and nature trails.

Embrace the opportunity to live in a modern estate that offers both the comforts of home and the vibrant life of Ramsbottom and Holcombe just a short walk away. Experience the best of both worlds in a community designed for modern living.

Council Tax Band: Band B  
Tenure: Freehold  
Parking options: Driveway  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

**WC**

**Living room**

w: 4.57m x l: 3.35m

**Kitchen/diner**

w: 2.13m x l: 4.27m

**Landing**

**Bedroom 1**

w: 3.66m x l: 2.44m

**Bedroom 2**

w: 3.05m x l: 2.13m

**Bedroom 3**

w: 2.13m x l: 1.83m

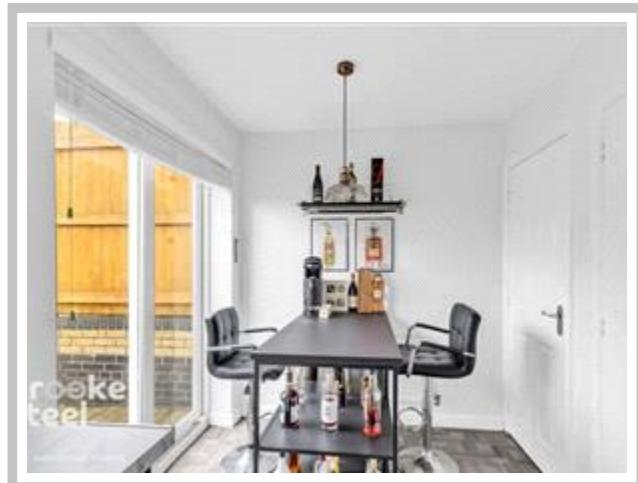
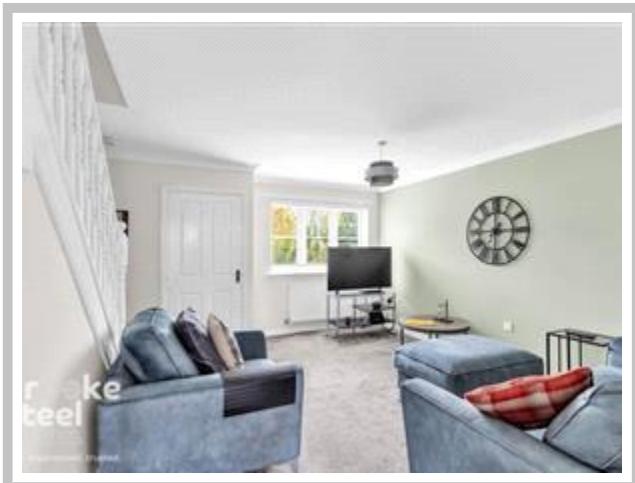
**Bathroom**

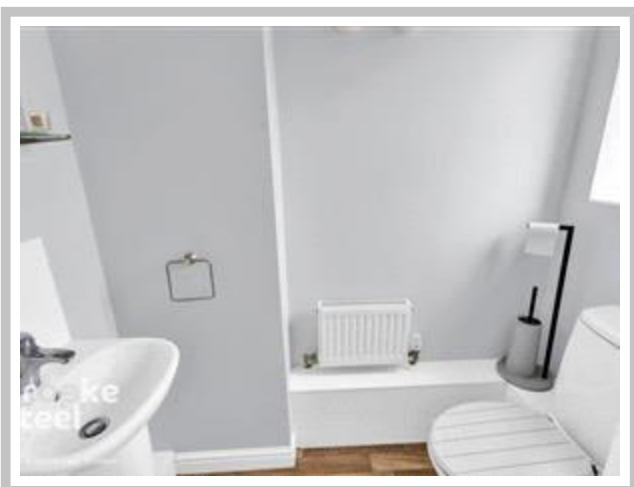
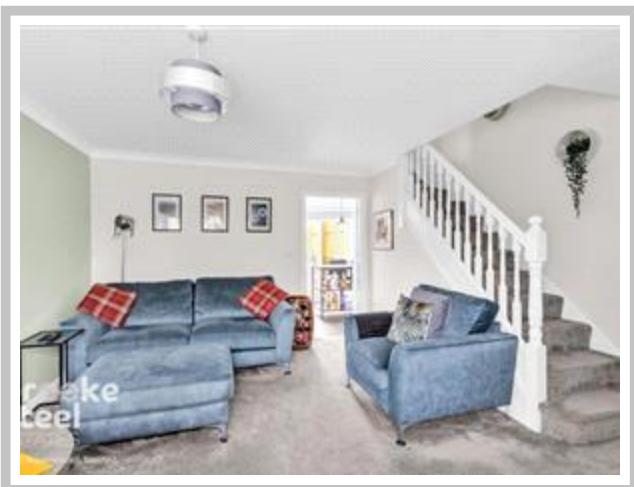
w: 1.83m x l: 1.83m

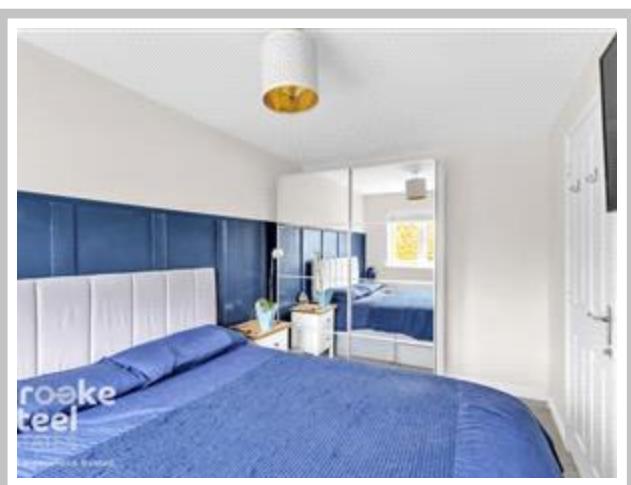
**Externally**

**Rear Garden**

**Driveway**







**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.