



18 Helmsdale Close, Ramsbottom

Bury

£370,000



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Ramsbottom, Bury

Welcome to this Immaculate FREEHOLD Detached House, originally designed as a 3 bedroom home but thoughtfully converted into a spacious 2 bedroom property to meet the current owner's requirements. This elegant home offers a blend of modern living spaces with high quality finishes throughout and viewing is essential to be Truly Appreciated.

Council Tax band: D

Tenure: Freehold

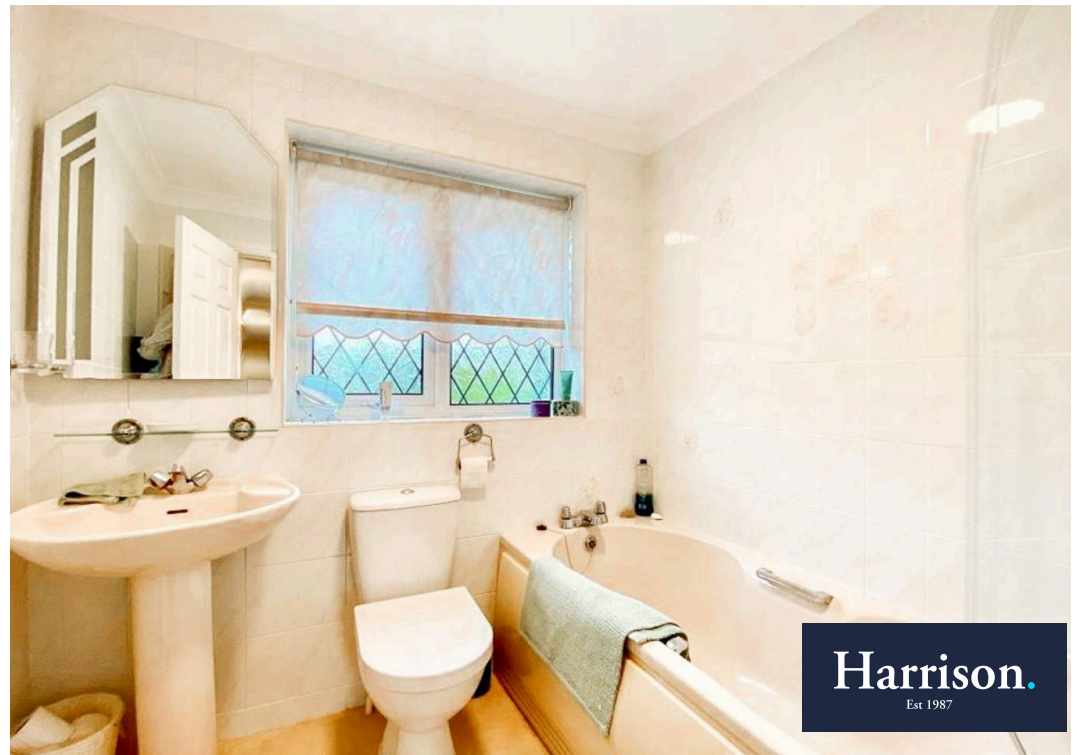
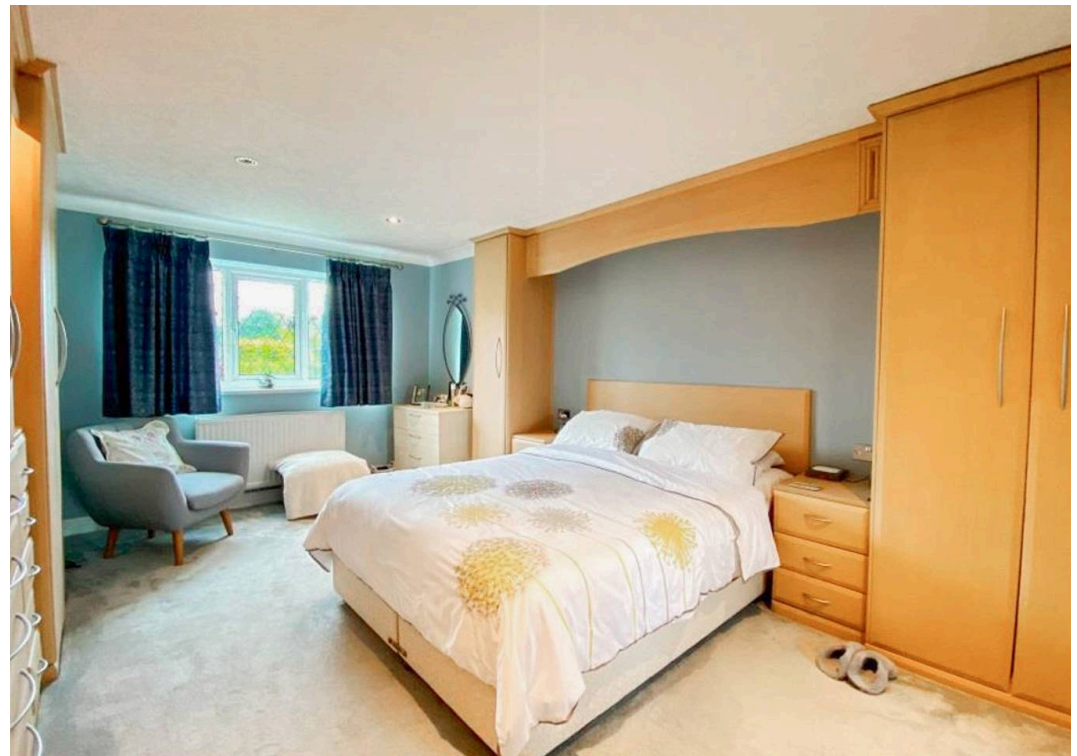
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning property offers a blend of modern living spaces with quality finishes throughout
- Great schools inc: Woodhey High, Holcombe Brook Primary & Greenmount Primary.
- Pubs and Restaurants: Well-regarded pubs like The Eagle and Child, Hare and Hounds, Holcombe Tap, Owens.
- Quiet Residential Cul-de-sac: Access to nature, outdoor activities, and great amenities.
- *Spacious Lounge, stylish Integrated kitchen, conservatory/sunroom overlooking beautiful rear garden.
- *Bedrooms: Master with fitted wardrobes and en-suite; second bedroom with fitted wardrobes.
- *Detached Garage: Comes with power, lighting, and vehicular driveway.









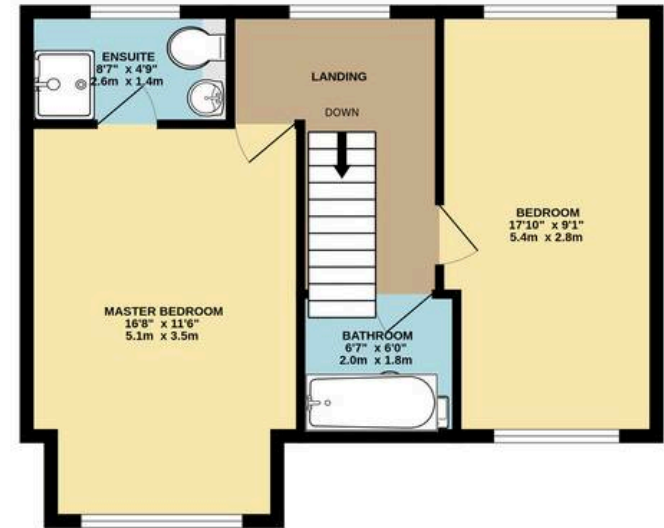
BASEMENT
131 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
633 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



HELMSDALE CLOSE

TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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