



pearson
ferrier  *a property for everyone*

PLOT 2 MARKET STREET
Ramsbottom, BL0 0JL

PLOT 2 MARKET STREET

Property at a glance

- NEW BUILD DEVELOPMENT
- 10 PROPERTIES
- SOUGHT AFTER VILLAGE LOCATION
- SEMI DETACHED
- FOUR BEDROOMS
- GOOD M-WAY ACCESS

Pilgrim Gardens off Market Street, Edenfield is an exciting new development from prestigious housebuilders 'Hilbre Homes. This select development of 10 properties are within walking distance of the village centre and a short drive to Ramsbottom and Rawtenstall centres both with an extensive range of amenities and of course the nearby motorway network. Built to exacting standards the properties are due to be completed in Spring 2020.

Plot 2 is a substantial four bedroom semi detached with views over the surrounding countryside from the rear and the Juliette balcony. The accommodation briefly comprises; entrance hall with guests wc/cloaks and stairs to the first floor, rear facing living room, kitchen, first floor, two bedrooms and bathroom, second floor, two further bedrooms and bathroom. Outside there is parking to the front and a westerly facing garden.

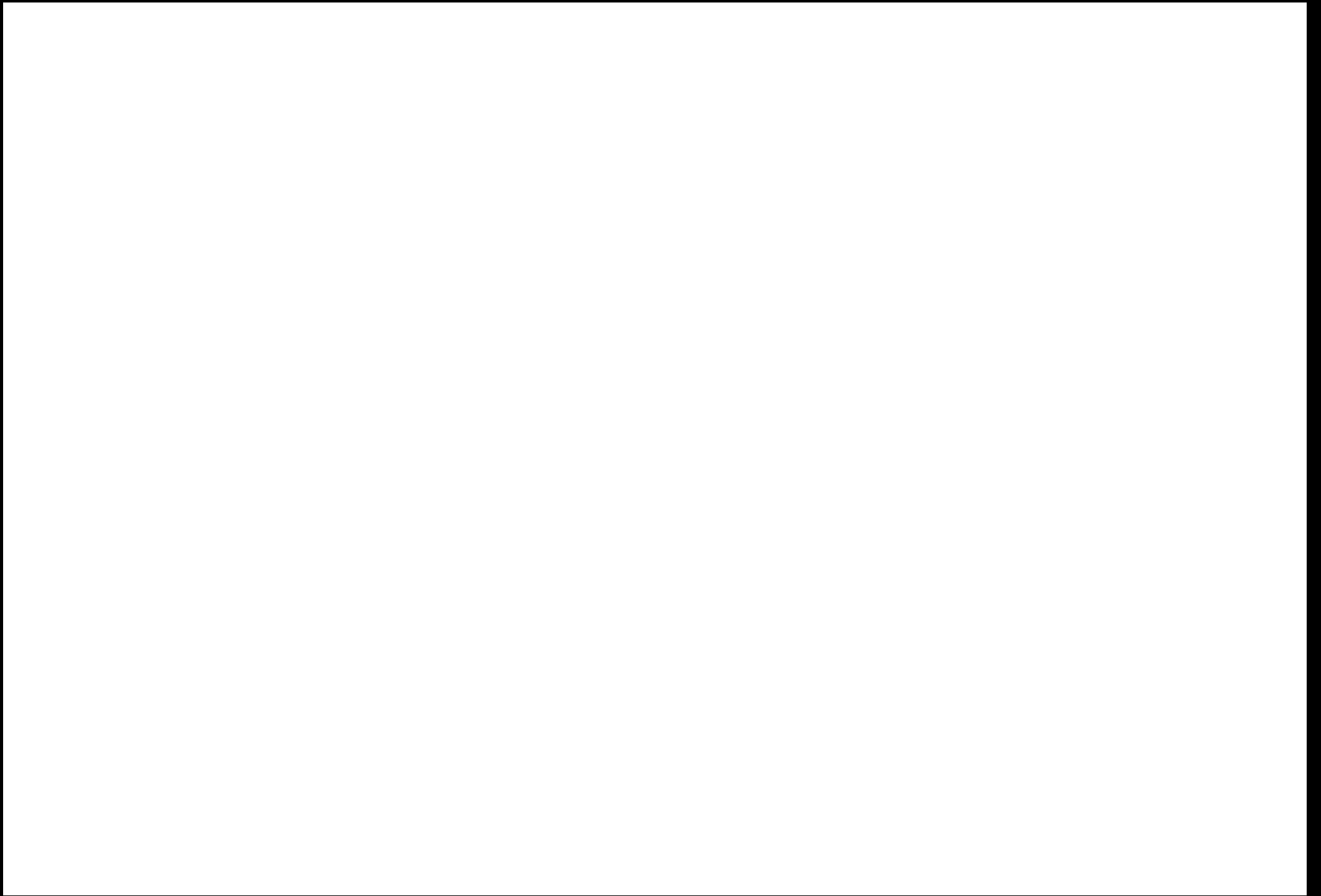


COMING SOON, PILGRIM GARDENS

A New Development from Hilbre Homes

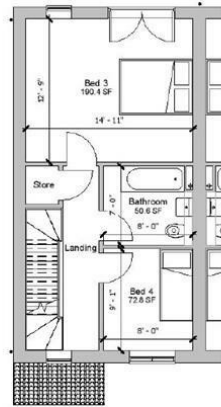
Website: www.HilbreHomes.co.uk | Tel: 01246 488076 | Email: info@hilbrehomes.co.uk







Ground Floor Sales
1 : 100



First Floor Sales
1 : 100



Second Floor Sales
1 : 100

Edenfield
House Type 3
Schedule of Areas:

Ground Floor	
Living Room	- 14' 11" x 12' 9"
Kitchen / Dining	- 7' 10" x 12' 9"
First Floor	
Bedroom 3	- 14' 11" x 12' 9"
Bedroom 4	- 8' 0" x 9' 1"
Bathroom	- 8' 0" x 7' 0"
First Floor	
Bedroom 1	- 14' 11" x 10' 4"
Bedroom 2	- 11' 7" x 9' 10"

Plans, dimensions and areas are for guidance only, final layout may differ slightly.

Job No: 3939-043 Drawing No: GA-032 Revision: Scale: @A3
1 : 100

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-91) B	
(69-80) C		(D4-60) C	
(55-68) D		(D1-54) D	
(39-54) E		(E1-36) E	
(21-38) F		(F1-28) F	
(1-20) G		(G1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Ramsbottom Office
74 Bridge Street, Ramsbottom, BL0 9AG
Telephone: 01706 822630
Fax: #
Email: julian@pearsonferrier.co.uk

www.pearsonferrier.co.uk

