



pearson  
ferrier®



8 REDISHER CROFT  
Ramsbottom, BL0 9JS  
Asking Price £600,000

# 8 REDISHER CROFT

## Property at a glance

Redisher Croft, Ramsbottom is a superbly presented six bedroom gated detached house located in a secluded wooded setting within walking distance of local shops and schools and a short drive to Ramsbottom town centre and the motorway network. Set on a select development of only 4 properties in the heart of Holcombe Brook, the property is immaculately presented, has ample parking a large detached garage and generous gardens. The plot extends to over quarter acre in total. The accommodation briefly comprises entrance hallway, lounge, study, guest wc, utility room, fitted kitchen, dining room, conservatory. First floor four bedrooms two bathrooms, second floor two loft bedrooms and a shower room. To the outside of the property there is a driveway and large detached garage, and to the rear an enclosed garden with patio, artificial lawn and raised decking with border of mature shrubs. To the front of the house the land continues up a slope to a large level garden area, with views over open fields.

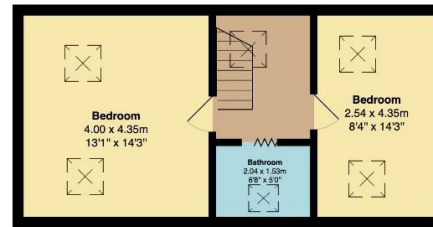
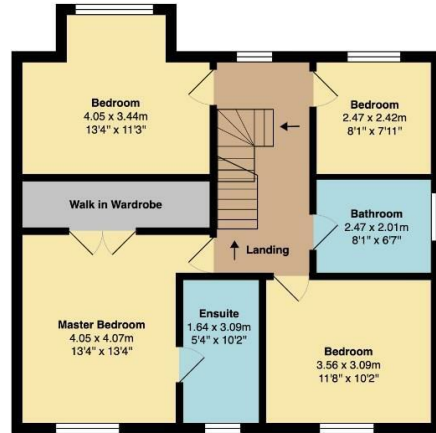
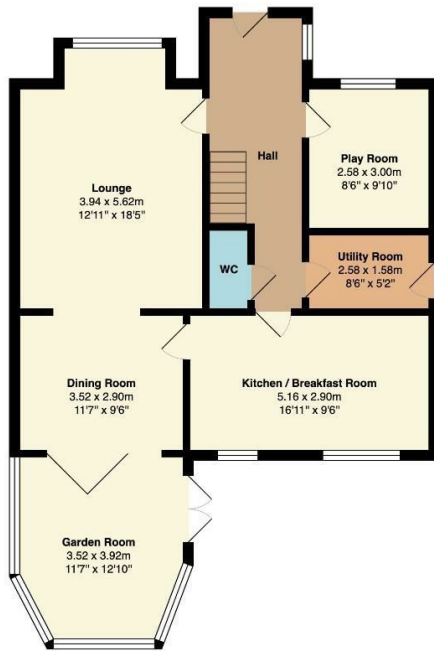
Council Tax Band F

Energy Rating C

Freehold property







Total Area: 197.2 m<sup>2</sup> ... 2122 ft<sup>2</sup>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Neutral	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(B2 plus) <b>A</b>
(81-91) <b>B</b>			(B1-B1) <b>B</b>
(69-80) <b>C</b>			(B2-B2) <b>C</b>
(55-68) <b>D</b>			(B3-B3) <b>D</b>
(39-54) <b>E</b>			(B4-B4) <b>E</b>
(21-38) <b>F</b>			(B5-B5) <b>F</b>
(1-20) <b>G</b>			(B6-B6) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: 68 (Current), 75 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 80 (Current), 80 (Potential)

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

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.