



pearson
ferrier®



2 ST. ANDREWS CLOSE
Ramsbottom, BL0 9LA
£225,000

2 ST. ANDREWS CLOSE

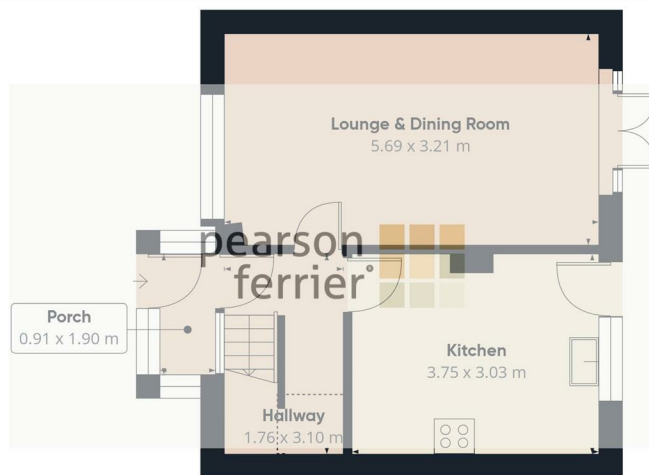
Property at a glance

- modern semi detached
- two bedrooms
- smartly presented
- parking & gardens
- no onward chain
- close to the town centre

St. Andrews Close, Ramsbottom is a smartly presented, two bedroom demi detached house, located on this popular housing development within easy reach of the town centre and local schools and a short onward drive to the motorway network. The house is offered for sale with no onward chain and benefits from gas fired central heating and is PVC double glazed. The accommodation briefly comprises; entrance porch, lounge & dining room, kitchen, first floor, two double bedrooms and bathroom. Outside there is a large parking forecourt and generously sized enclosed rear garden. Council Tax Band A/Freehold Property







Floor 0



Floor 1



Approximate total area⁽¹⁾

67.6 m²

Reduced headroom

0.7 m²

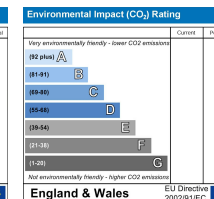
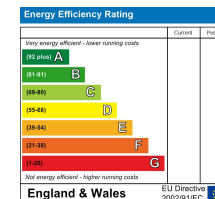
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

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.