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40 RIPON HALL AVENUE  
Ramsbottom, BL0 9RE  
£585,000

# 40 RIPON HALL AVENUE

## Property at a glance

- substantial modern detached
- five bedrooms/two bathrooms
- highly regarded location
- well presented throughout
- PVD d.glazing and gas fired central heating
- parking, double garage, gardens

Ripon Hall Avenue, Ramsbottom, is a substantial, five bedroom, well presented, detached house in this highly regarded area within this popular residential development. The house is within a short distance to the town centre, with access to extensive amenities shops, cafes, bars and restaurants, and walking distance to local schools and a short drive onward to the motorway network. The house has the benefit of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance porch, reception hallway with stairs leading to a galleried landing area, wc/cloaks and access into the integral double garage, living room, conservatory, dining room, dining kitchen, first floor, five bedrooms the main with an ensuite shower room and additional four piece family bathroom. Outside there is a lawned garden forecourt and block paved driveway, to the rear enclosed mostly lawned garden with borders, enjoying a westerly aspect.

Freehold Property/Council Tax Band F



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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
182.5 m<sup>2</sup>  
Reduced headroom  
3.1 m<sup>2</sup>

(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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
102 plus <sup>(1)</sup> A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
39-48 F			
1-38 G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
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Ramsbottom Office  
11 Bolton Street, Ramsbottom, BL0 9HU  
Telephone: 01706 822630  
Fax: #  
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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