



pearson
ferrier®



12 CHURCH CLOSE
Ramsbottom, BL0 9HS
£250,000

12 CHURCH CLOSE

Property at a glance

- modern end townhouse
- three bedrooms/two bathrooms
- courtyard development
- close to the town centre
- large rear garden
- private parking

Church Close, Ramsbottom is a well presented, three bedroom end townhouse, located on this popular small courtyard development, within easy reach of the town centre and local schools and a short onward drive to the motorway network. The house has been refurbished over the last decade by the present owners and benefits from gas fired central heating and is double glazed, with the added bonus of private parking and large rear gardens. The accommodation briefly comprises; entrance with stairs to the first floor, living room with double doors into the fitted dining kitchen, first floor, three bedrooms the main with fitted wardrobes and an ensuite shower room and a family bathroom. Council Tax Band C/Leasehold Property unexpired term of 999 years.







Floor 0



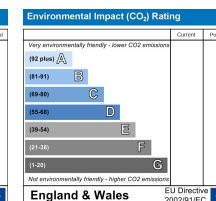
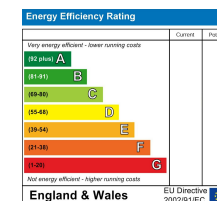
Floor 1

Approximate total area⁽¹⁾
72.2 m²

(1) Excluding balconies and terraces

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.