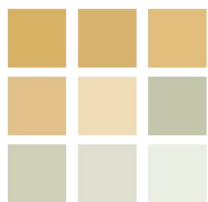




pearson
ferrier®



18 WHALLEY ROAD
Ramsbottom, BL0 0DE
£1,250 Per Calendar Month

18 WHALLEY ROAD

Property at a glance

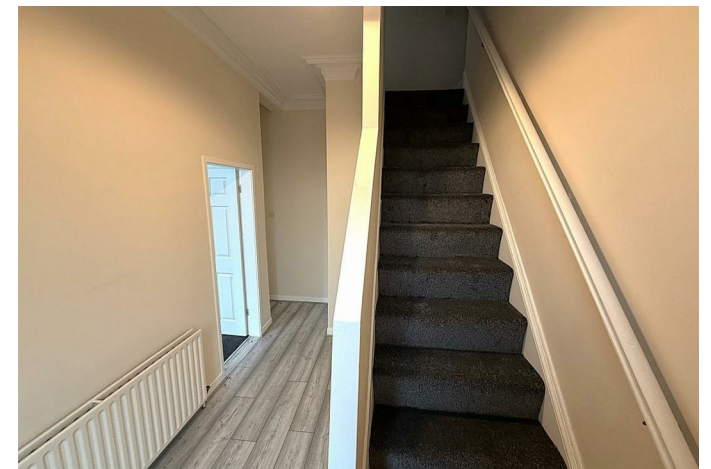
- DECEPTIVE STONE TERRACE
- THREE BEDS & TWO RECEPTIONS
- NEWLY REFUBISHED
- VIEWS

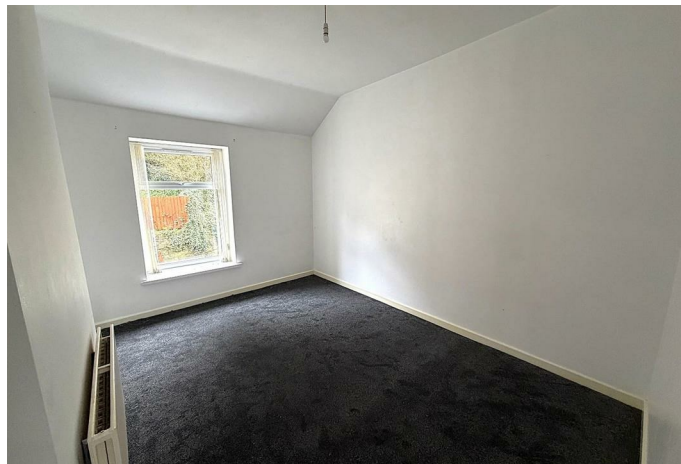
A well presented highly deceptive stone built terraced property commanding an elevated position on Whalley Road with views across Ramsbottom and to Holcombe Hill. With UPVC double glazing and gas central heating with a 'combi' boiler, the accommodation briefly comprises: an entrance hall, lounge with bay window, large dining room, fitted kitchen, first floor landing, three double bedrooms and a four piece bathroom with a walk - in shower. To the outside there is a garden forecourt and to the rear is an enclosed yard as well as a raised terraced.

EPC: tbc

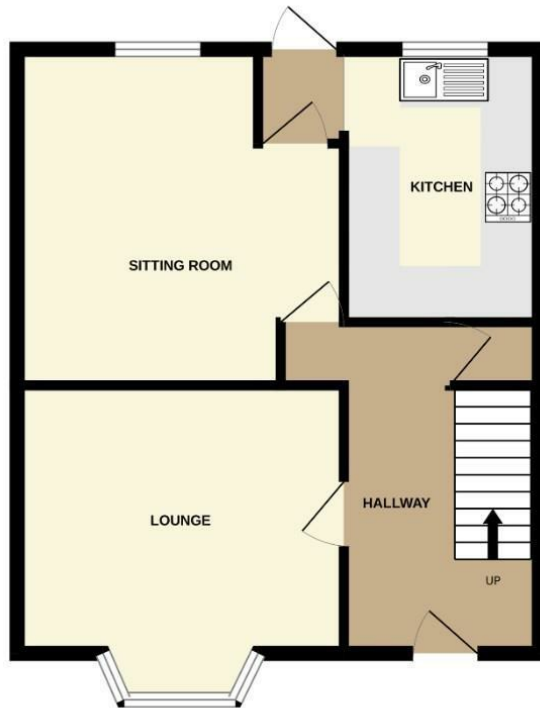
Council Tax: C

Please note, a holding fee equivalent to 1 weeks rent will be required upon application. A minimum income of £33,000 will be required for this property.





GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.