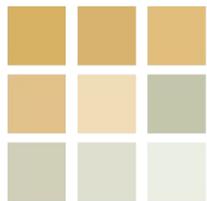




pearson  
ferrier®



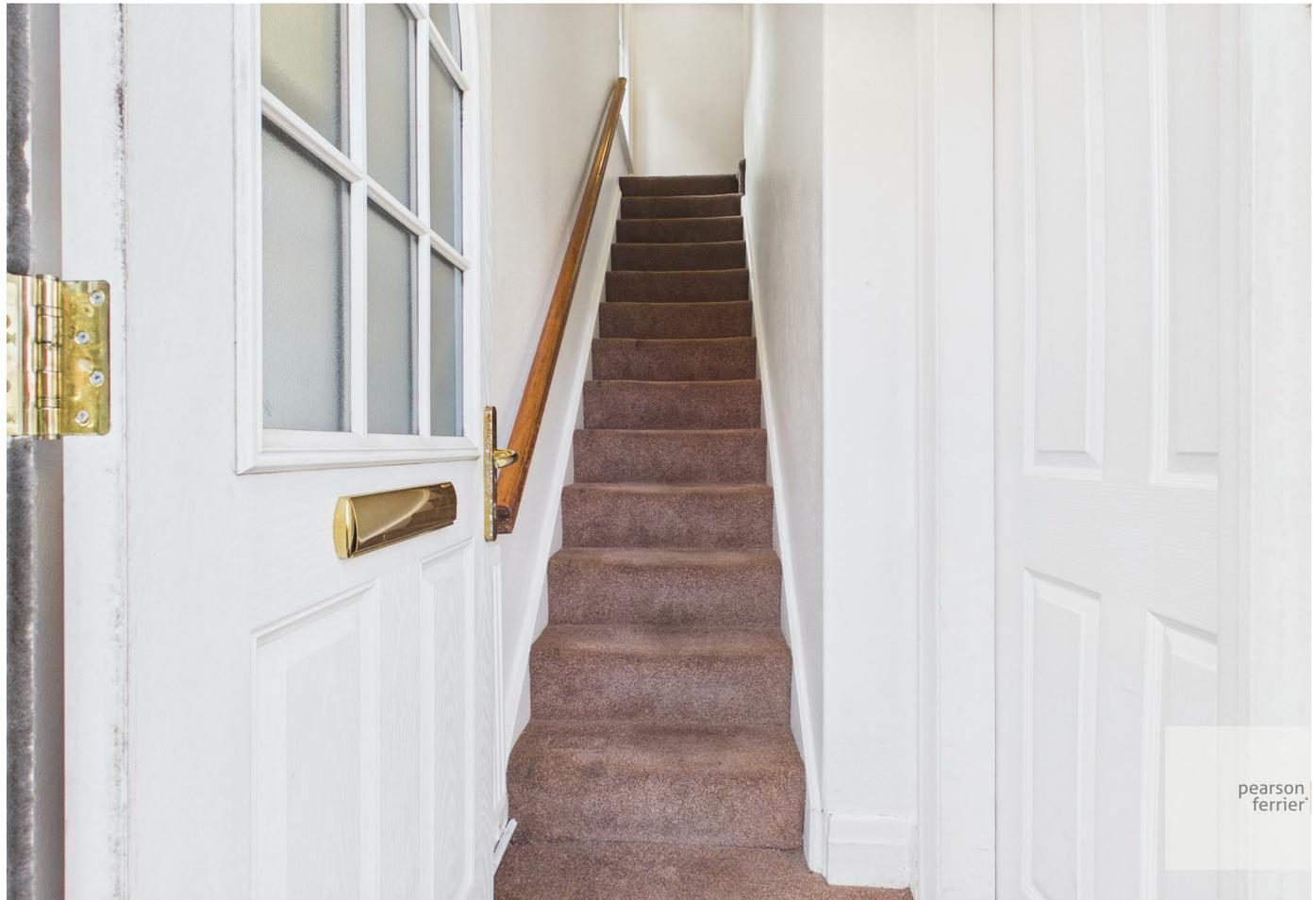
10 LINDEN AVENUE  
Bury, BL0 0AW  
£285,000

# 10 LINDEN AVENUE

## Property at a glance

- traditional semi detached
- two double bedrooms
- no onward chain
- popular location
- good m-way access
- large rear gardens

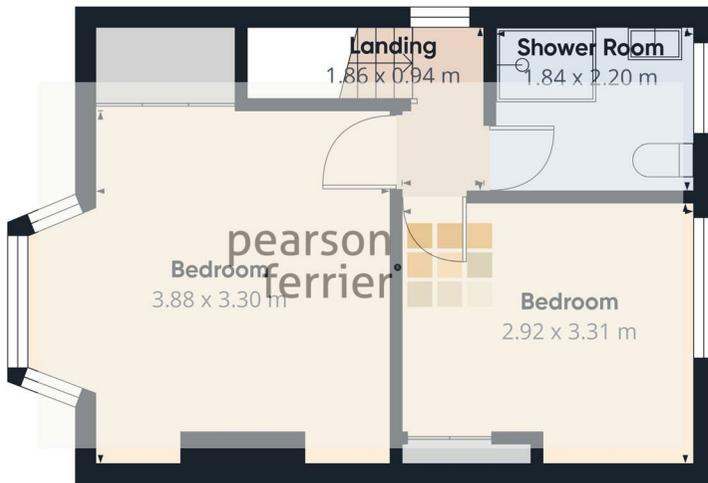
Linden Avenue, Ramsbottom is a smartly presented, traditionally built, two bedroom semi detached house, set on this extremely generous plot with large enclosed rear gardens, offered with early completion available. Located on this popular cul-de-sac the house is within easy reach of the town centre and a short walk to nearby Nuttall Park and a short drive to the motorway network. The house has the usual benefits of gas fired central heating and is double glazed, briefly comprising entrance with stairs to the first floor, living room, dining room and kitchen, first floor, two double bedrooms and shower room. Outside there is a parking forecourt and very large enclosed rear gardens. Council Tax Band C/Leasehold property unexpired term of 999 years.







Floor 0



Floor 1

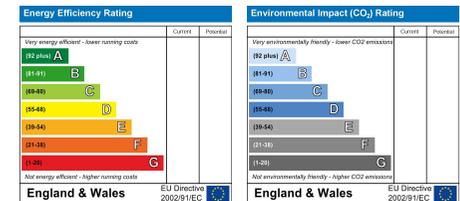


Approximate total area<sup>(1)</sup>  
74.7 m<sup>2</sup>

(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](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.