



pearson
ferrier®



16 CARRWOOD HEY
Ramsbottom, BL0 9QT
£385,000

16 CARRWOOD HEY

Property at a glance

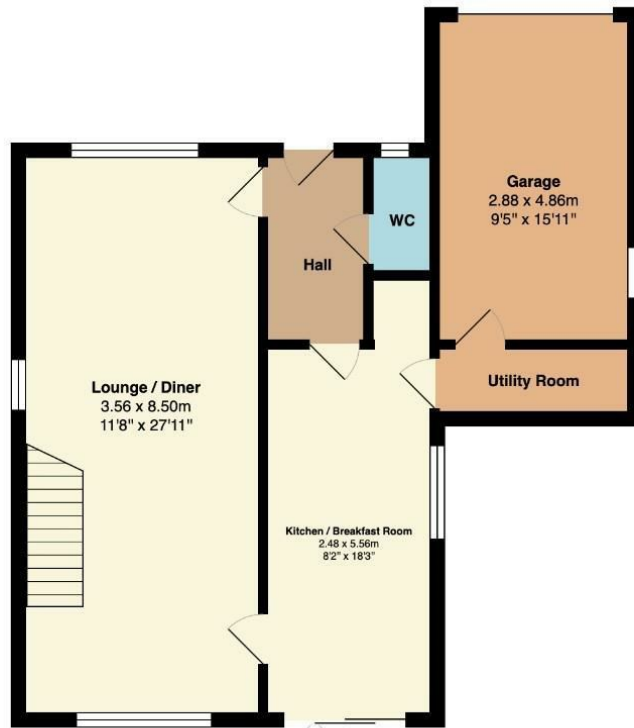
- detached house
- three bedrooms (main ensuite)
- superbly presented
- sought after location
- generous gardens
- parking & garage

Carrwood Hey, Ramsbottom is an immaculately presented, recently renovated three bedroom detached house, located in this highly regarded setting within walking distance of local schools, shops and easy reach to Ramsbottom and Holcombe Brook centre and a short drive to the motorway network. The house was formerly a 4 bedroom but has been altered to a 3 bedroom with ensuite shower and dressing area. Superbly presented throughout, the house has the usual benefits of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance vestibule with cupboard and guests wc/cloaks, open plan lounge and dining room with newly fitted oak staircase to the first floor, fitted breakfast kitchen, utility room, first floor, main bedroom with ensuite shower room and dressing area, two further bedrooms and family bathroom. Outside there is a carriage driveway and garden forecourt, there are enclosed gardens to the rear and side of the property with raised decked patio and lawn with borders.

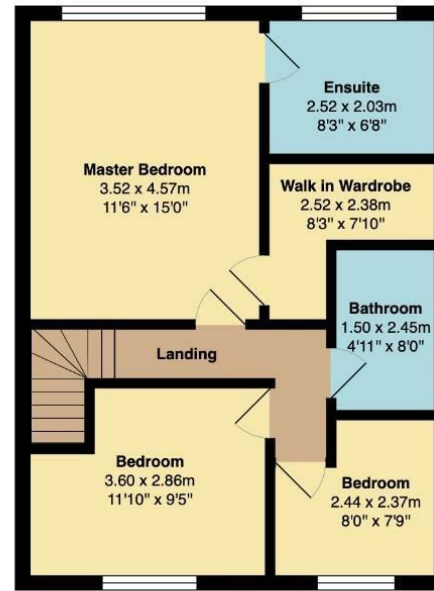
Council Tax Band D/Tenure Leasehold GR £20 pa unexpired term 999 years.





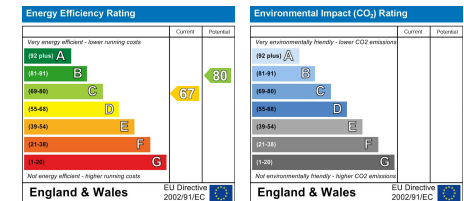


Ground Floor
 Area: 70.5 m² ... 759 ft²



First Floor
 Area: 52.7 m² ... 567 ft²

Total Area: 123.2 m² ... 1326 ft²



Ramsbottom Office
 74 Bridge Street, Ramsbottom, BL0 9AG
 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.