



pearson  
ferrier®



17 SMITHILLS HALL CLOSE  
Bury, BL0 9FF  
£450,000

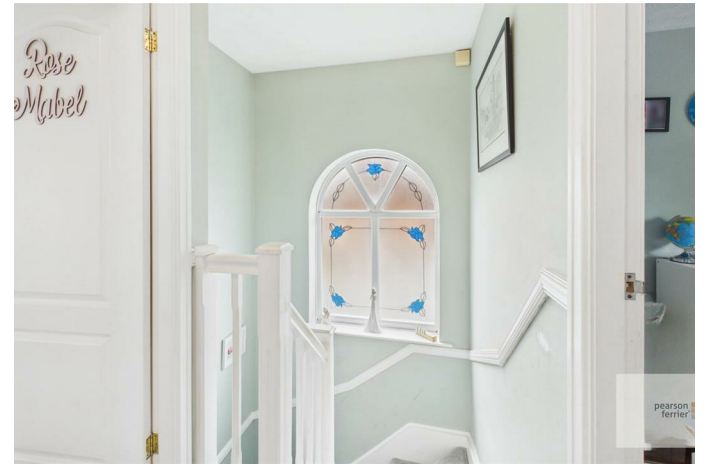
# 17 SMITHILLS HALL CLOSE

## Property at a glance

- modern detached house
- four bedrooms main with ensuite
- head of cul-de-sac
- spacious family kitchen
- ample parking and double garage
- well presented interior

Smithills Hall Close, Ramsbottom is a well presented four bedroom detached house, located at the head of this cul-de-sac within this popular residential estate, the house has a spacious family kitchen and the advantage of a generous driveway and detached double garage. The property is within walking distance of local schools and a short distance to Ramsbottom and Holcombe Brook centres and is a short drive to the motorway network. The house benefits from gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, spacious family kitchen and living area, first floor, four bedrooms the main with ensuite shower room and a family bathroom. Outside there is a long driveway leading to a detached double garage and a lawned garden forecourt and to the rear an enclosed garden with paved patio and lawn. Freehold Property/Council Tax Band E







Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
104.9 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(B2 plus) A		
(81-91) B			(B1-91) B		
(69-80) C			(D4-6) C		
(55-68) D			(D1-6) D		
(39-54) E			(E1-3) E		
(21-38) F			(F1-2) F		
(1-20) G			(G) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.