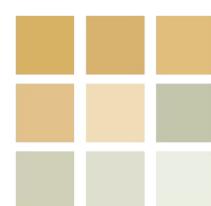




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35 STATION ROAD  
Helmshore, BB4 4NH  
£235,000

# 35 STATION ROAD

## Property at a glance

- stone built end cottage
- two/three bedrooms
- popular location
- large lounge & dining room
- no chain
- well placed for extensive amenities

Station Road, Helmshore is a smartly presented, 2/3 bedroom end cottage located in this highly regarded residential area well placed for extensive locals shops/cafes/bars and schools and a short drive onward to the nearby Ramsbottom and Rawtenstall centres. The house benefits from gas fired central heating and is double glazed and offered for sale with no onward chain. The accommodation briefly comprises; entrance hall, lounge & dining room, breakfast kitchen, inner storage cupboard and ground floor bathroom, two double bedrooms one with galleried level and a third bedroom/study with limited head clearance. Outside there is a patio garden and parking space. Freehold Property/Council Tax Band B/Conservation Area



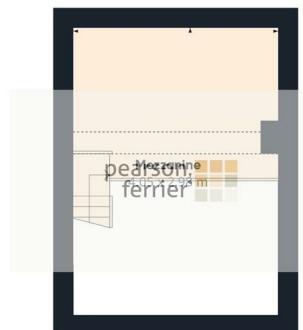




Floor 0



Floor 1



Floor 2



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.

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

119.5 m<sup>2</sup>

Reduced headroom

20.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential	
	(F2 plus) A	B	C	D
(F1-F1) B				
(F0-F0) C				
(E5-E5) D				
(D9-D4) E				
(C9-C4) F				
(B1-B0) G				
	1	1		

Very energy efficient - lower running costs  
(F2 plus) A  
(F1-F1) B  
(F0-F0) C  
(E5-E5) D  
(D9-D4) E  
(C9-C4) F  
(B1-B0) G  
Not energy efficient - higher running costs  
EU Directive 2002/91/EC

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current		Potential	
	(F1-F1) A	B	C	D
(F1-F1) A				
(F0-F0) B				
(E5-E5) C				
(D9-D4) D				
(C9-C4) E				
(B1-B0) F				
	1	1		

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(F1-F1) A  
(F0-F0) B  
(E5-E5) C  
(D9-D4) D  
(C9-C4) E  
(B1-B0) F  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC

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