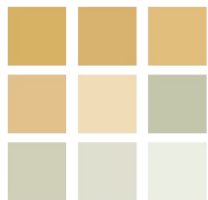




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3 THE COPPICE
Ramsbottom, BL0 9QX
Offers Over £390,000

3 THE COPPICE

Property at a glance

- modern detached house
- four bedrooms
- head of cul-de-sac
- large plot
- ample parking
- popular location

The Coppice, Ramsbottom is a smartly presented, four bedroom detached house located in this small cul-de-sac in a generous corner plot with ample parking, gardens and subject to permission the potential to extend. The property does require a comprehensive scheme of refurbishment but has recently had a full re-wire and a new boiler installed and is offered with no onward chain. The property is within walking distance to local shops, schools and bus routes and a short drive to Ramsbottom and Bury town centres and the nearby motorway network. The property has the benefit of gas fired central heating and is double glazed, the accommodation briefly comprises; entrance hall with wc/cloaks, living room, dining room, sun lounge, breakfast kitchen, first floor, four bedrooms and a bathroom. Outside there is a large garden forecourt and long driveway leading to an attached garage and to the rear a generously sized garden with paved patio and lawn with borders.

Council Tax Band E/Freehold







Floor 0



Floor 1

Approximate total area⁽¹⁾

136.7 m²

Reduced headroom

1.3 m²

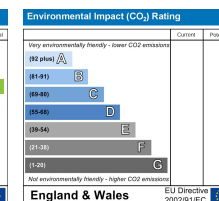
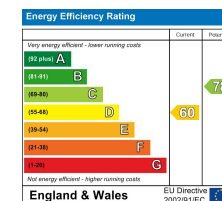
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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