pearson ferrier®

# 3 MAYBURY CLOSE

Ramsbottom, BL0 9WG

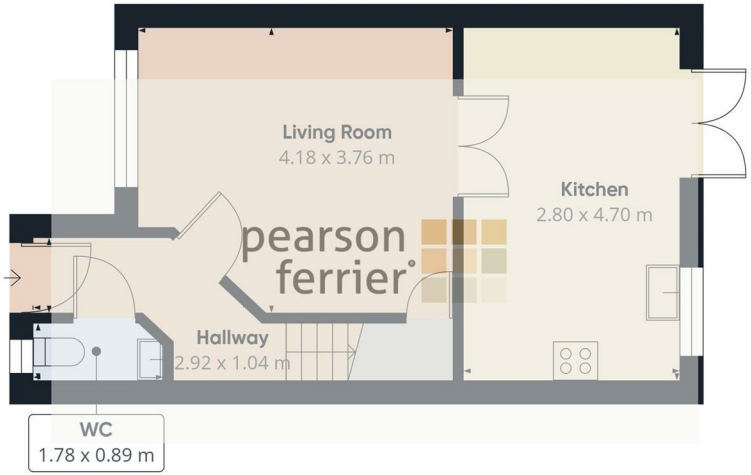
£300,000

# 3 MAYBURY CLOSE

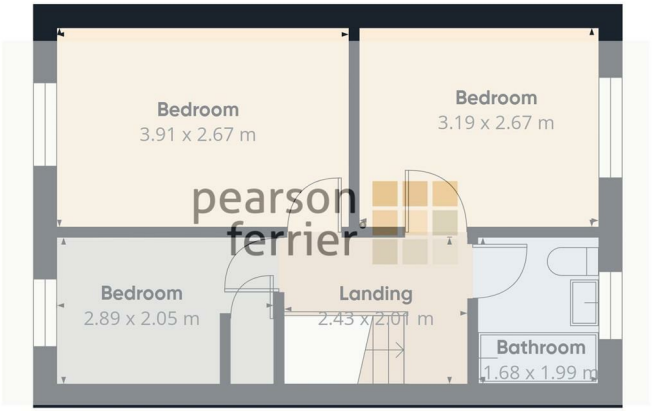
Property at a glance

- modern townhouse
- three bedrooms
- immaculately presented
- private parking
- enclosed southerly gardens
- popular location

Maybury Close, Ramsbottom is an immaculately presented, three bedroom mid townhouse, tucked away at the head of a cul-de-sac on this highly regarded residential development, located within easy reach of the town centre and extensive local amenities and a short drive onward to the motorway network. The house benefits from gas fired central heating and is double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, fitted dining kitchen, first floor, three bedrooms and bathroom. Outside there are two allocated parking spaces and an enclosed southerly facing rear garden with paved patio, gravelled garden, enclosed by a high stone wall. Leasehold Property with unexpired term of 999 years (option to purchase Freehold c. £2000)/Council Tax Band C




Floor 0



Floor 1

**Approximate total area**[1]

67.3 m²

(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.

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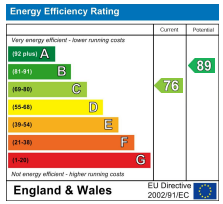


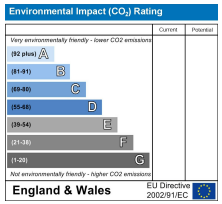


Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

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