



pearson  
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3 SOUTH STREET  
Ramsbottom, BL0 0AJ  
£1,100 Per Calendar Month



# 3 SOUTH STREET

## Property at a glance

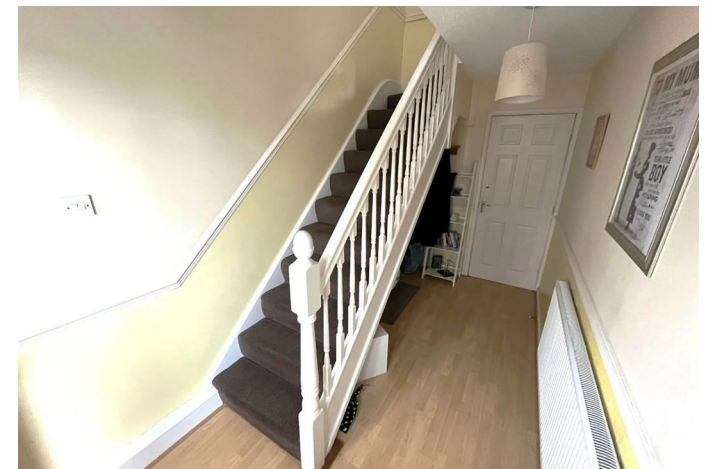
- Three bedrooms
- Good sized dining/kitchen
- Large garage/utility space
- Easy motorway access
- Views over Ramsbottom
- Well presented

South Street is a well presented three bedroom 'Mews' property located within walking distance of Ramsbottom Town centre, enjoying views over Ramsbottom to Holcombe Hill, conveniently placed for access to the motorway network. The accommodation briefly comprising: lower ground floor entrance hallway, large garage/utility, stairs to first floor, lounge, dining kitchen, second floor, landing area with loft access, three bedrooms and a three piece family bathroom suite. The property is heated by a combi gas fired central heating system and is double glazed throughout.

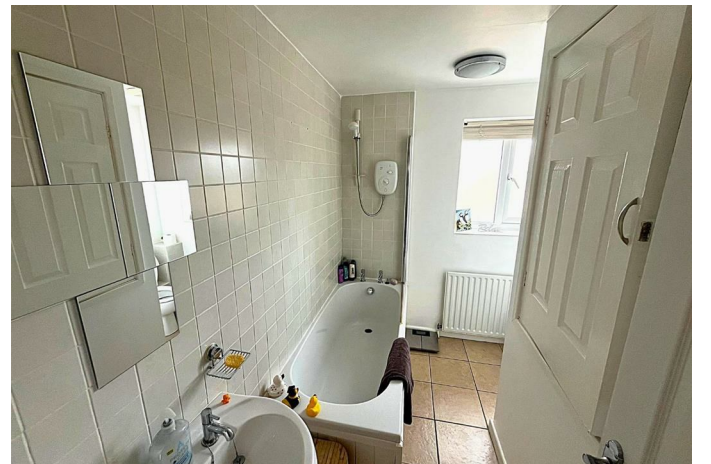
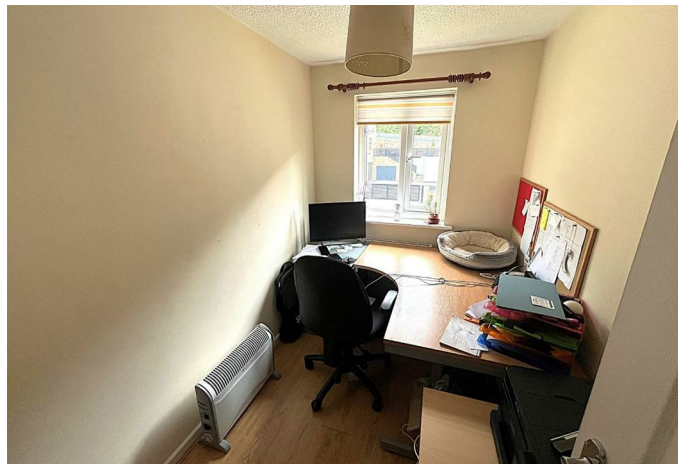
EPC: tbc

Council Tax: C

Please note, a holding fee equivalent to 1 weeks rent is required upon application.

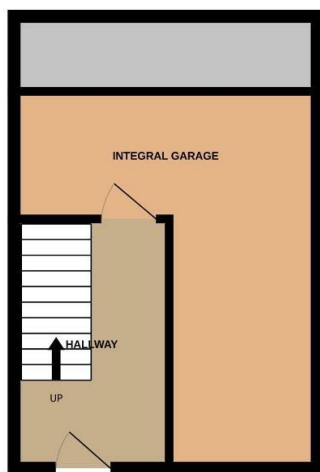




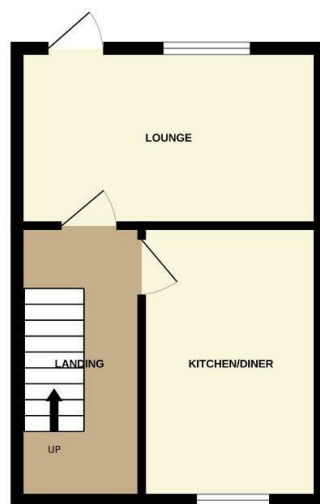




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(1-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(1-40) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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