



pearson
ferrier®



28 LANCASTER AVENUE
Ramsbottom, BL0 9QA
£1,100 Per Calendar Month

28 LANCASTER AVENUE

Property at a glance

- TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- RECENTLY RENOVATED
- LARGE GARDENS
- PARKING

Lancaster Avenue, Ramsbottom is a well presented, traditionally built three bedroom semi detached house, located on this popular estate within easy reach of both Ramsbottom and Holcombe Brook centres and a short drive to the motorway network. The property benefits from gas fired central heating and PVC double glazing, the accommodation briefly comprises; entrance hall with downstairs , lounge & dining room, breakfast kitchen, first floor, three bedrooms (all will have new carpets) and bathroom. Outside there is a generously sized driveway and a large south westerly facing rear garden.

Council Tax: B

EPC: TBC

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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