



PEARSON FERRIER®
BLACK LABEL

**Hawthorns, 45 Bury New Road
Ramsbottom
£900,000**

45 Bury New Road Ramsbottom

Bury New Road, Ramsbottom is a well presented and substantial, 7 bedroom Victorian residence, set in large gardens and grounds in this collection of stunning period properties in this conservation area located within walking distance to the town centre, nearby Nuttall Park and a short drive to the motorway network. The property retains original character and boasts a very spacious interior with accommodation set over 3 floors which briefly comprises, entrance porch, reception hallway with return stairs leading to the first floor, sitting room with open fire, large sitting room and library with open fire, breakfast kitchen with gas fired Aga, rear vestibule with wc/cloaks, secondary servants staircase and access to the cellar, first floor with generous landing areas, four bedrooms one with ensuite shower and a bathroom with separate wc, second floor again with generous landing area, three further bedrooms and shower room. Outside there a garden forecourt and path leading to the front door with large hedgerow, there are large rear gardens and patio area and a long rear driveway leading to an attached garage and workshop.

Council Tax Band G/Freehold with £10pa Chief Rent



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









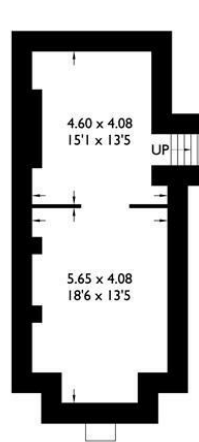
Hawthorns

Approximate Gross Internal Area : 308.53 sq m / 3320.98 sq ft

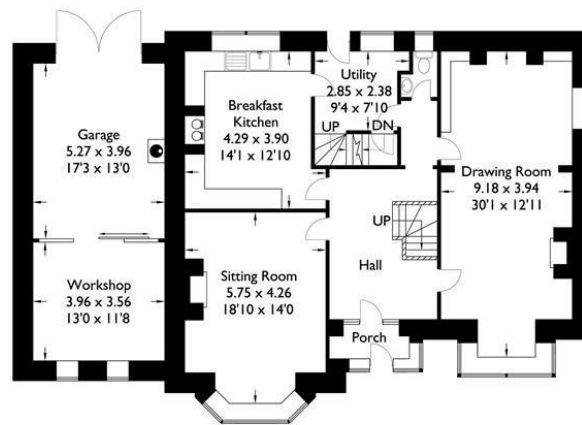
Garage/Workshop : 35.36 sq m / 380.61 sq ft

Cellar : 41.22 sq m / 443.68 sq ft

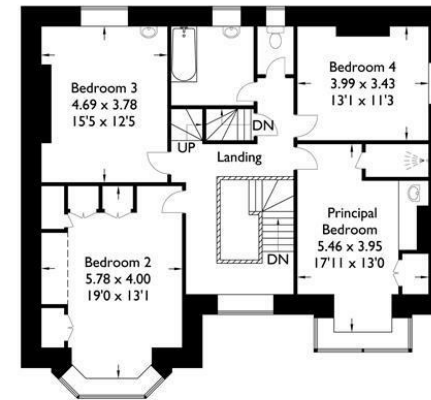
Total : 385.11 sq m / 4145.29 sq ft



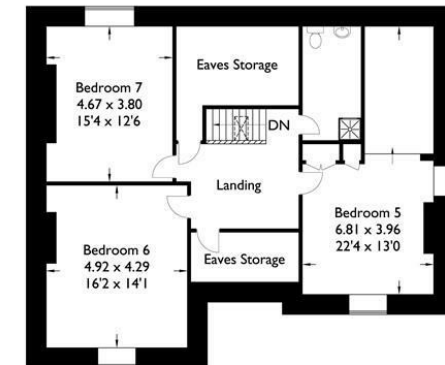
Cellar



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



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