pearson ferrier®

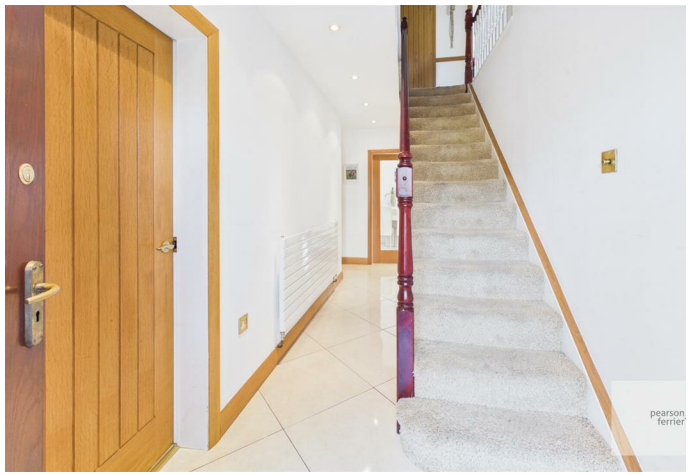
10 HEYCROFTS VIEW
Ramsbottom, BL0 0HG
£625,000

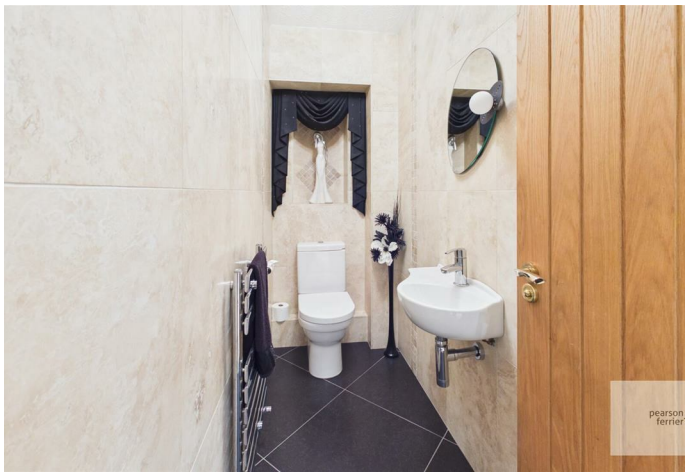
10 HEYCROFTS VIEW

Property at a glance

- substantial modern detached
- four/five bedrooms
- highly regarded setting
- head of cul-de-sac
- large Stuart Fraser family kitchen
- good m-way access

Heycrofts View, Edenfield is a substantial four/five bedroom stone built detached house, located on this highly regarded cul-de-sac within walking distance to the village centre and a short drive to extensive amenities in nearby Ramsbottom and Rawtenstall centres and the motorway network. The house has been greatly improved in recent years by the present owners and has a large open plan kitchen and family room with adjoining oak framed sun terrace. The property has the usual benefits of gas fired central heating and double glazing and briefly comprises; entrance hall with guests wc/cloaks, living room, games room/bedroom with storage closet and access into the part converted garage, large Stuart Fraser kitchen, dining and family room, first floor, four bedrooms (all fitted and master with ensuite shower and dressing room), study which could be used a 5th bedroom and recently installed family bathroom. Outside there is a large paved parking forecourt and to the rear an enclosed southerly facing garden with paved stone patio, lawn, water feature, fitted hot tub and flower beds.
Leasehold Property unexpired term of 999 years/Council Tax Band F
NB There are some external maintenance repairs outstanding, the vendor is willing to make an allowance to cover these expenses.





Floor 0

Floor 1

Approximate total area(1)

183.9 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.

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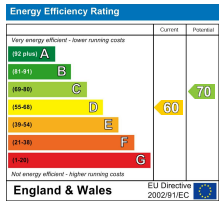

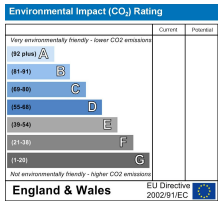

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