



pearson
ferrier  *a property for everyone*

3 CHURCH COURT
Ramsbottom, BL0 0QD
£550,000

3 CHURCH COURT


Church Court, Edenfield is a superbly presented, modern four bedroom detached house, set at the head of this small cul-de-sac in a large corner plot, located within walking distance to the village centre and a stones throw from highly regarded Edenfield Primary School. Ramsbottom and Rawtenstall centres are a short drive away as is the motorway network. The property has the usual benefits of gas fired central heating and newly installed PVC double glazing, soffits and fascia's and the accommodation briefly comprises; entrance porch, entrance hall with guests wc/cloaks, living room, dining room, sun lounge and fitted kitchen, study and study, first floor, four bedrooms three fitted with the main having an ensuite shower room, and additional family bathroom. Outside there is a garden forecourt and a side paved driveway with outside car charging point and to the rear a large enclosed garden with paved patio and large lawns with a westerly aspect with border of mature shrubs.

Council Tax Band E


Freehold



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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