



pearson
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23 LANCASTER AVENUE
Ramsbottom, BL0 9QA
£215,000

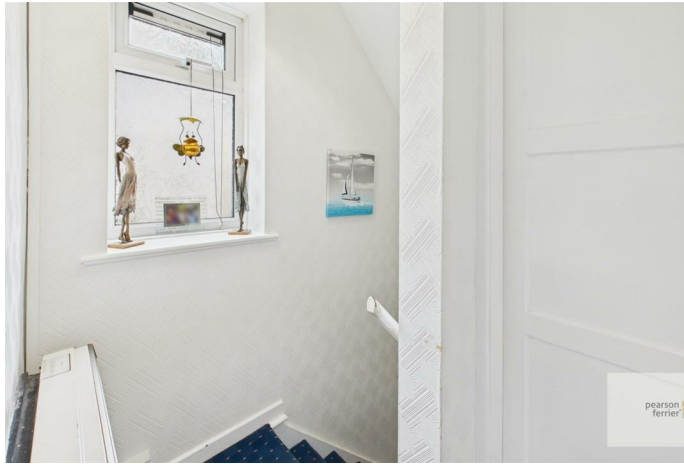
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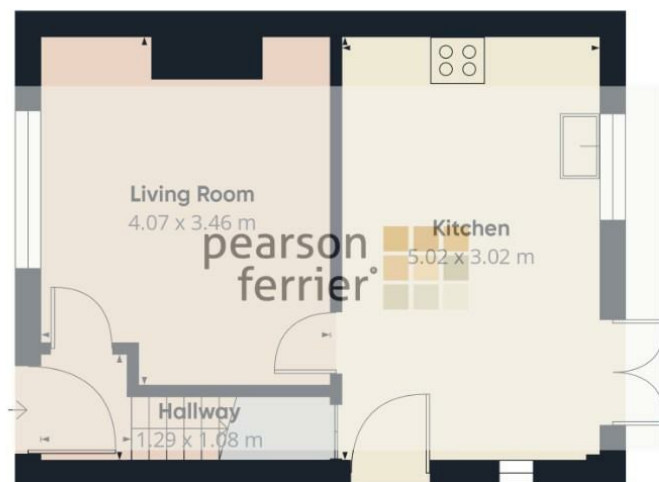
Property at a glance

- traditional semi detached
- two bedrooms
- large gardens
- smartly presented
- popular location
- close to schools and amenities

Lancaster Avenue, Ramsbottom is a smartly presented, two bedroom, traditionally built semi detached house, located on this popular residential estate within walking distance to local shops and schools and within easy reach of Ramsbottom and Holcombe Brook centres and a short drive to the motorway network. The house benefits from PVC double glazed and has electric central heating, the accommodation briefly comprises; entrance with stairs to the first floor, living room, dining kitchen, first floor, two bedrooms and bathroom. Outside there is a generous lawned front garden and a large enclosed rear garden with decked patio and large lawns. Freehold Property/Council Tax Band A







Floor 0



Floor 1

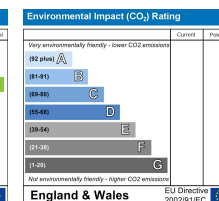
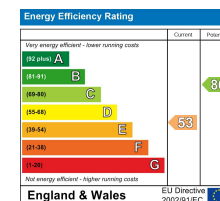
Approximate total area⁽¹⁾
60.7 m²

(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.

GIRAFFE360



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