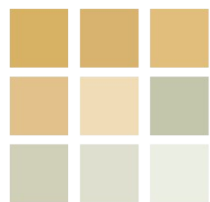




pearson
ferrier®



19 CEMETERY ROAD
Ramsbottom, BL0 9PU
£950 Per Calendar Month

19 CEMETERY ROAD

Property at a glance

- Stone built terrace
- Two bedrooms
- Newly refurbished
- Unfurnished

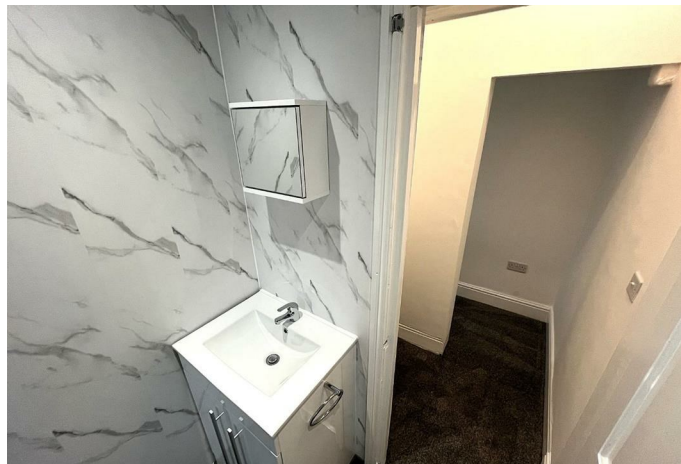
Cemetery Road, Ramsbottom is a newly refurbished, stone built mid terrace property. Located on this popular street, the house is within easy reach of both Ramsbottom and Holcombe Brook, plenty of local primary schools and other amenities. The property has a contemporary interior and has patio gardens to both front and rear, benefits from gas fired central heating and double glazed throughout. The accommodation briefly comprises; entrance vestibule, living room, dining kitchen, first floor, two bedrooms and a three piece bathroom suite.

Council Tax: B

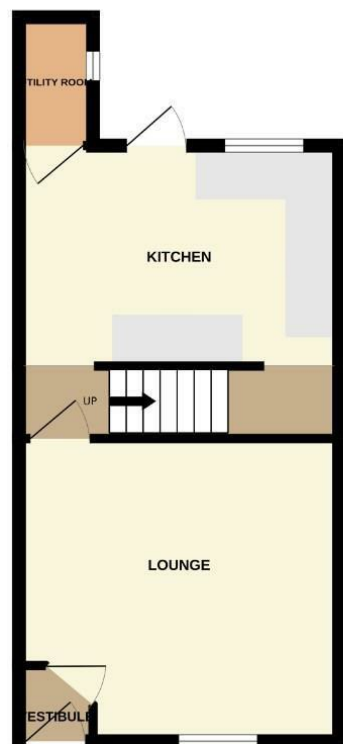
EPC: tbc

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

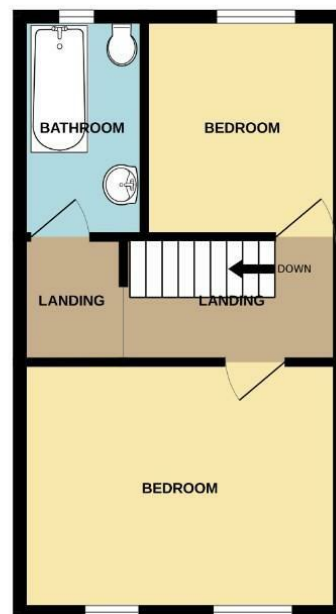




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

