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14 STANFORD HALL CRESCENT  
Ramsbottom, BL0 9FD  
£350,000



# 14 STANFORD HALL CRESCENT

## Property at a glance

- modern detached house
- three bedrooms
- smartly presented
- no onward chain
- large gardens
- parking & garage

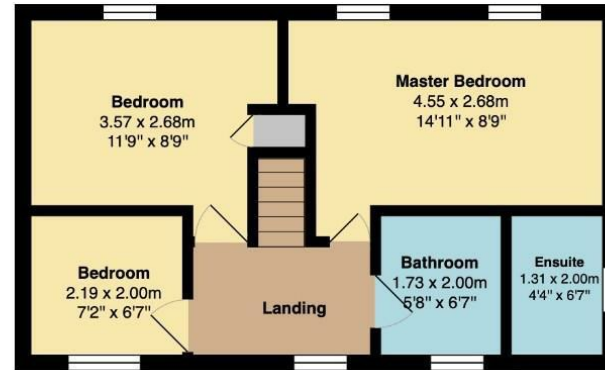
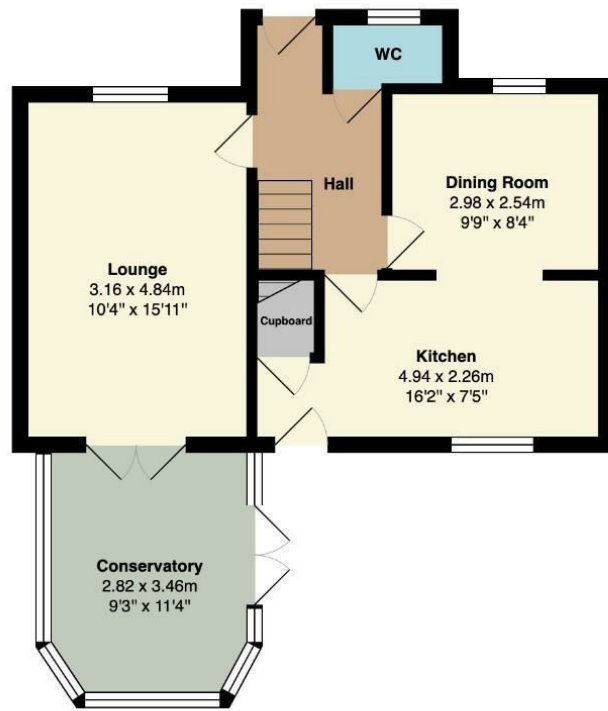
Stanford Hall Crescent, Ramsbottom is a smartly presented three bedroom modern detached house, set in an elevated position on this popular crescent not overlooked from the generously sized rear gardens. The house is within walking distance to highly regarded schools, a short distance to the town centre and onwards to the motorway network. The property is well maintained but will require some modernisation throughout and is offered for sale with no onward chain. The property is double glazed and warmed by gas fired central heating, the accommodation briefly comprises; entrance hall with wc/cloaks, living room, dining room, kitchen, first floor, three bedrooms all with fitted furniture and an ensuite shower room to the main bedroom as well as a family bathroom. Outside there is a garden forecourt and side driveway with detached garage.

Freehold Property/Council Tax band D









Total Area: 93.4 m<sup>2</sup> ... 1006 ft<sup>2</sup>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
102 plus <b>A</b>			102 plus <b>A</b>		
81-101 <b>B</b>			81-101 <b>B</b>		
62-80 <b>C</b>			62-80 <b>C</b>		
43-61 <b>D</b>			43-61 <b>D</b>		
23-42 <b>E</b>			23-42 <b>E</b>		
9-22 <b>F</b>			9-22 <b>F</b>		
1-8 <b>G</b>			1-8 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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