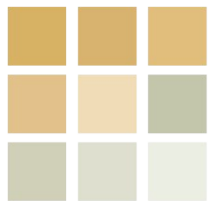




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17 VICTORIA STREET
Ramsbottom, BL0 9ED
£950 Per Calendar Month

17 VICTORIA STREET

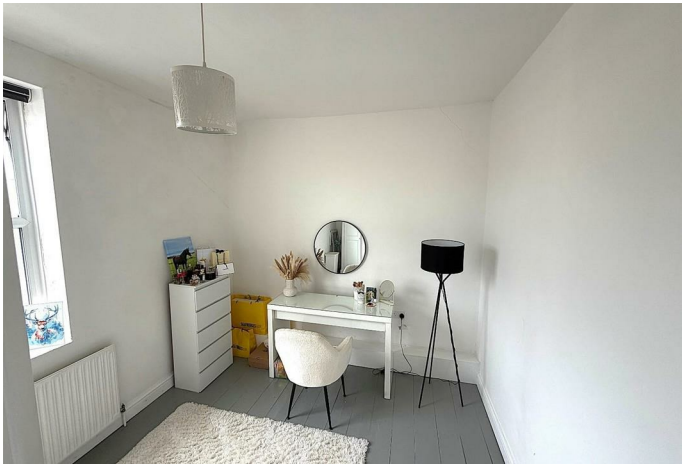
Property at a glance

- refurbished terrace
- two double bedrooms
- within walking distance of town centre
- unfurnished

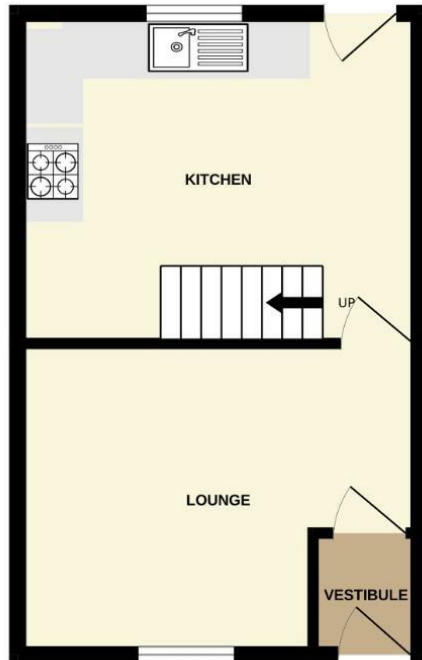
17 Victoria Street, Ramsbottom is a recently modernised two bedroom stone built terrace set on this popular street, within walking distance of Ramsbottom town centre and providing easy access to local transport routes. The house benefits from combination gas fired central heating and is double glazed. The accommodation briefly comprises vestibule entrance, living room, fitted kitchen, first floor, two double bedrooms and bathroom. To the outside of the property there is an enclosed patio garden to rear.

Council tax band: A EPC:C

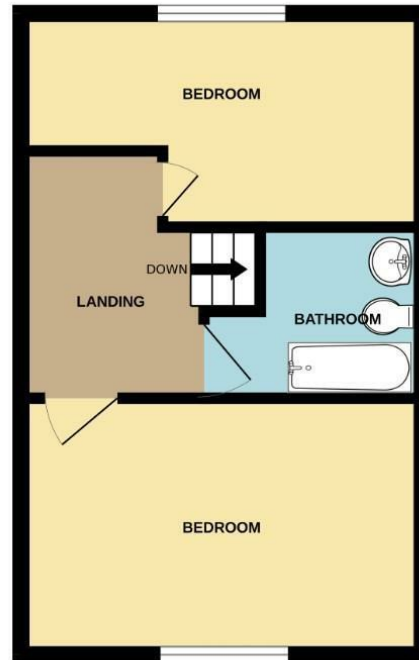




GROUND FLOOR



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	1	1	England & Wales	EU Directive 2002/91/EC	1	1

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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.