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10 SIMS CLOSE  
Ramsbottom, BL0 9NT  
£310,000

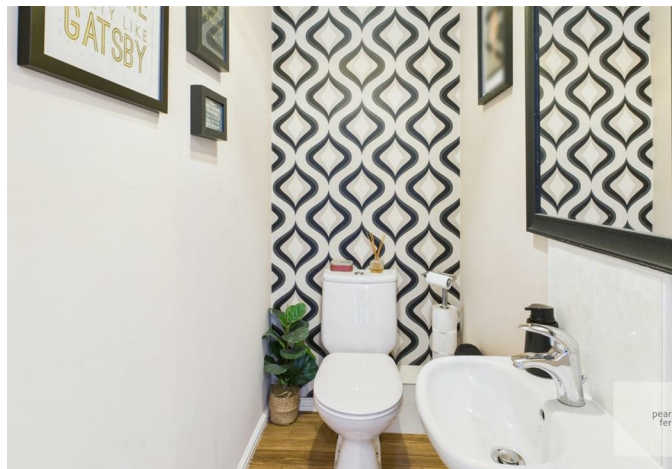


# 10 SIMS CLOSE

## Property at a glance

- three storey end townhouse
- four bedrooms/two bathrooms
- popular development
- close to the town centre
- gas c/heating & PVC d.glazing
- parking & gardens

Sims Close, Ramsbottom is a smartly presented, four bedroom end townhouse, located on this popular development on the outskirts of the town centre but within easy reach for both Ramsbottom and Holcombe Brook, walking distance to local schools and bus routes and a short drive to the motorway network. The house was originally built in 2006 and benefits from gas fired central heating and PVC double glazing, the accommodation is set over 3 floors and briefly comprises; entrance hall with stairs to the first floor, guests wc/cloaks, ground floor study/bed 4, fitted dining kitchen, first floor, living room, bedroom and shower room, second floor, bedroom one with ensuite shower and further double bedroom. Outside there is a garden forecourt and enclosed Indian Stone paved patio garden area and rear parking spaces. Council Tax and C/Freehold









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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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