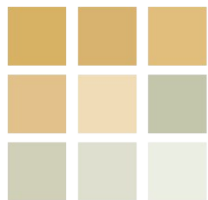




pearson
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8 ROSTRON ROAD
Ramsbottom, BL0 9EE
£975 Per Calendar Month

8 ROSTRON ROAD

Property at a glance

- Three bedrooms
- Kitchen/Diner
- Newly refurbished
- Front and rear garden
- Unfurnished

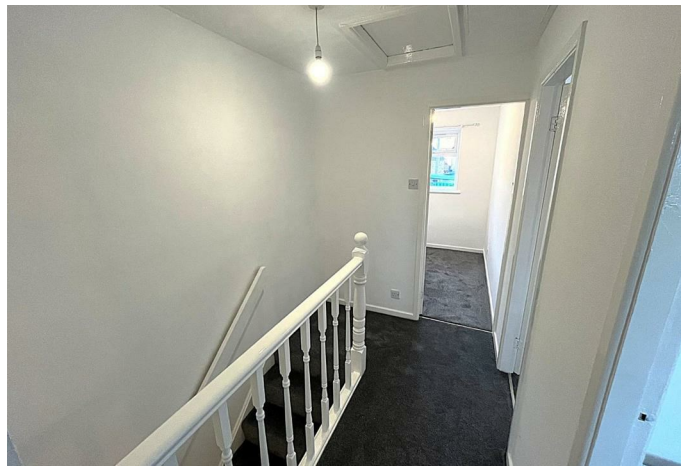
8 Rostron Road, Ramsbottom is a well presented and recently refurbished three bedroomed end town house, one of only four properties in this row. It is located within a short distance from Ramsbottom centre, not overlooked to both front and rear, enjoying excellent views of the surrounding countryside. The property has a small hallway, good sized lounge, kitchen/diner with access to conservatory. On the first floor, three bedrooms and family bathroom. The property benefits from gas central heating throughout and newly fitted double glazed windows. There is a small garden to the front and a decked area at the rear of the property.

Please note there is a holding deposit equivalent to one weeks required upon application.

EPC: tbc

Council Tax: B

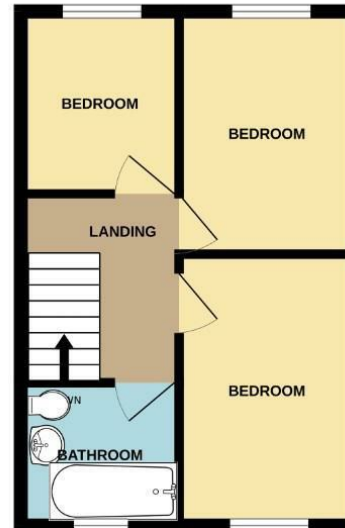




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.

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 condition or efficiency can be given.
Made with Metropac 5/2025

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			
35-48 F			
1-34 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			
35-48 F			
1-34 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.