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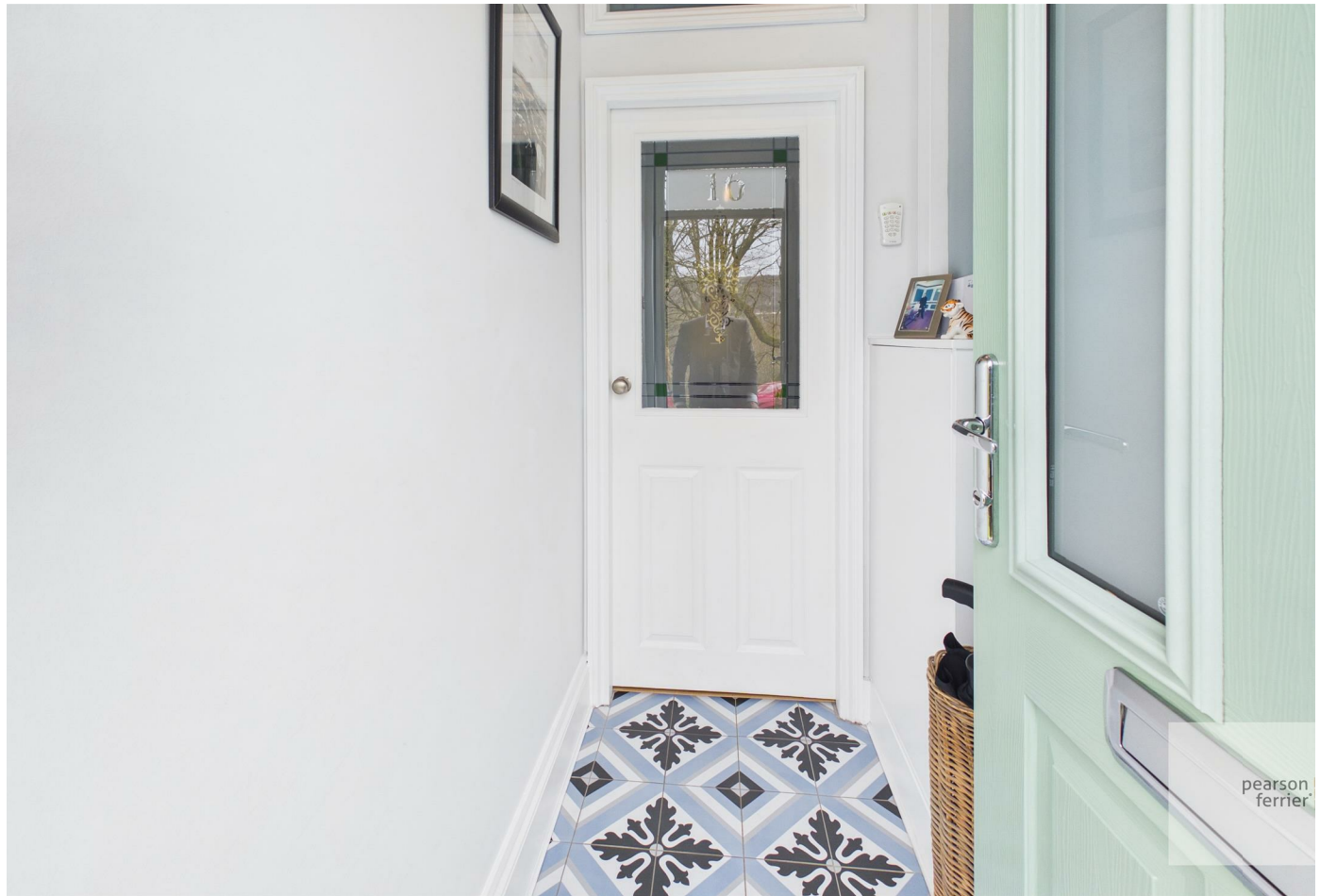
16 FERN STREET  
Ramsbottom, BL0 0BA  
£300,000

# 16 FERN STREET

## Property at a glance

- substantial stone built terrace
- three bedrooms
- stunning interior
- open plan kitchen/living area
- close to the town centre
- gas c/heating & PVC d.glazed

Fern Street, Ramsbottom is a beautifully presented, three bedroom stone built terrace, recently renovated throughout and boasting a stylish, spacious and contemporary interior, located in this elevated setting with outlook toward the town centre and Holcombe Hill. The property is within easy reach of the town centre and extensive local amenities and is a short drive to the nearby motorway network. The house is warmed by gas fired central heating and has PVC sliding sash windows, the accommodation briefly comprises; vestibule entrance with tiled flooring, living room with newly installed gas fired stove set in stunning contemporary marble surround, coved ceiling, spacious open plan dining kitchen with multi fuel stove, integrated appliances and bi-folding doors leading to the rear patio gardens, utility room and guests wc/cloaks, first floor, two bedrooms and stylish bathroom, second floor spacious 3rd bedroom. Outside there is a garden forecourt and an enclosed rear patio garden. Leasehold Property with 999 years unexpired term/Council Tax Band B







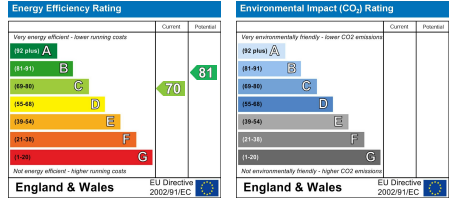
Approximate total area<sup>(1)</sup>  
107.2 m<sup>2</sup>  
Reduced headroom  
11.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ramsbottom Office  
11 Bolton Street, Ramsbottom, BL0 9HU  
Telephone: 01706 822630  
Fax: #  
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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