



pearson
ferrier®



26 ROSEBERRY CLOSE
Ramsbottom, BL0 9FQ
£290,000

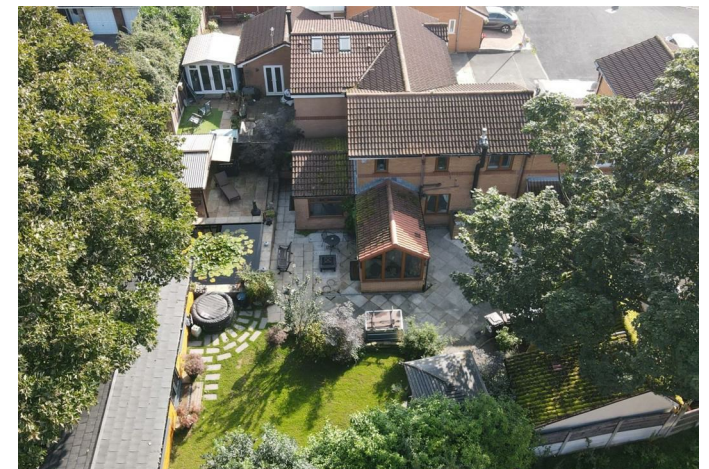
26 ROSEBERRY CLOSE

Property at a glance

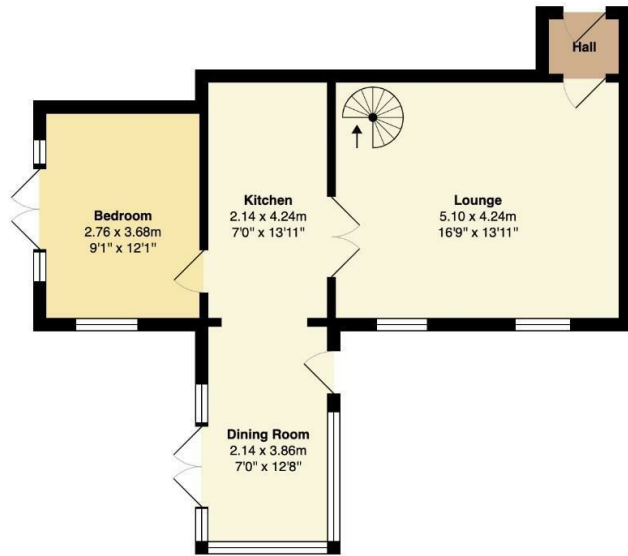
- modern townhouse
- four bedrooms
- large gardens, games room/studio
- head of cul-de-sac
- popular location
- ample parking & garage
- no onward chain

Roseberry Close, Ramsbottom is a smartly presented, four bedroom townhouse set in exceptional gardens and grounds, located at the head of this cul-de-sac on this ever popular residential estate. The property is within a short distance to the town centre and extensive amenities, local schools and a short drive onwards to the motorway network. The house has a long side driveway with car port and the rear gardens incorporate a well stocked pond full of mature Koi, covered outdoor barbecue area, timber studio used as a gym, bar and games room and a block built garage and store. The property has the usual benefits of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance porch, living room with stone fireplace and multi fuel stove, open plan kitchen, dining area and conservatory, ground floor bedroom, first floor, three bedrooms and a family bathroom.

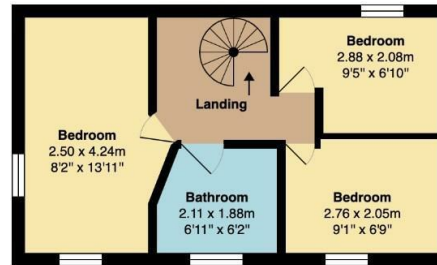
No onward chain
Council Tax Band C/Leasehold Property unexpired term of 99 years GR £50.







Ground Floor
Area: 52.2 m² ... 561 ft²

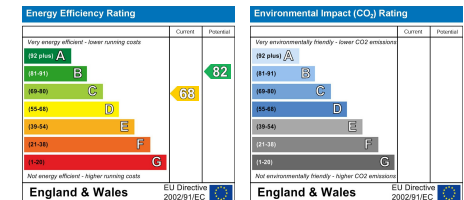


First Floor
Area: 31.6 m² ... 340 ft²

Total Area: 110.5 m² ... 1190 ft²



Outbuilding
Area: 26.8 m² ... 288 ft²



Ramsbottom Office
74 Bridge Street, Ramsbottom, BL0 9AG
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.