



pearson
ferrier®



7 NUTTALL HALL ROAD
Ramsbottom, BL0 0AS
£390,000

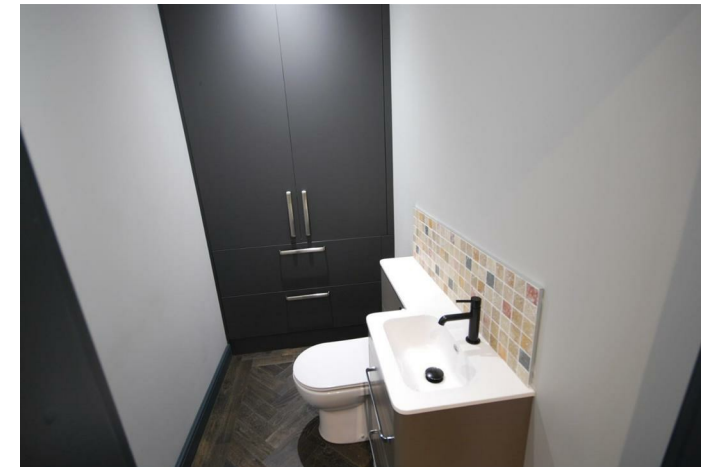
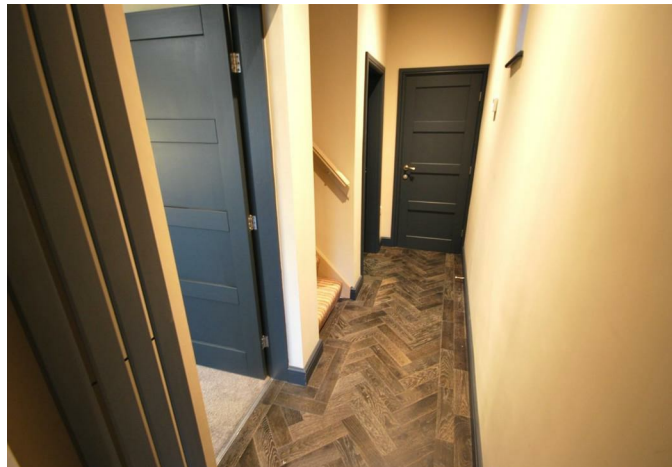
7 NUTTALL HALL ROAD

Property at a glance

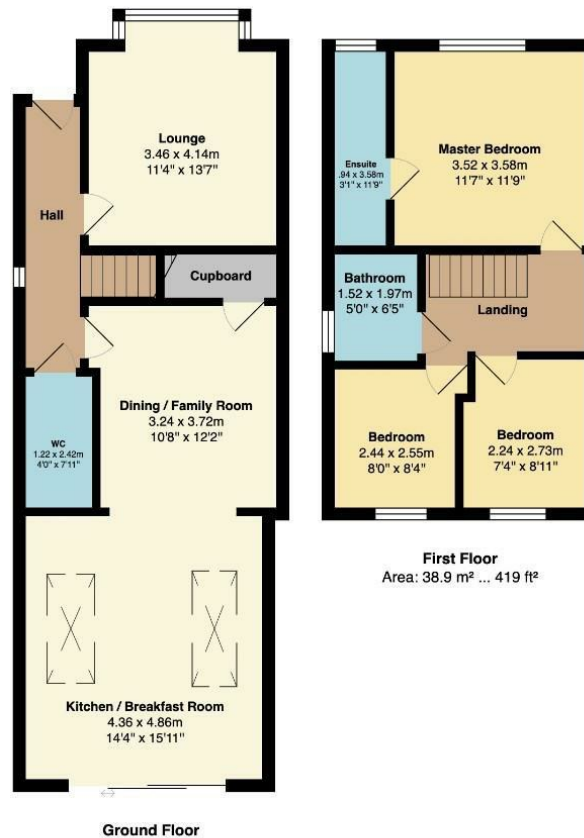
- newly refurbished traditional semi detached property
- three bedrooms
- stunning contemporary interior
- sought after location
- large family kitchen
- good m-way access
- close to the town centre

Nuttall Hall Road, Ramsbottom is a newly renovated, traditionally built three bedroom, semi detached property, which has undergone extensive renovation throughout and transforming this traditional semi detached property, into a stunning, stylish and contemporary family home. Located on this popular road leading down to Nuttall Park with family playground, tennis courts and bowling club along with several football pitches, the house is a short walk into the town centre and easy reach of the motorway network. This superbly presented property has undergone top to bottom renovations, including rewiring, new central heating system, double glazing, built in Wi-Fi repeaters, kitchen extension with vaulted ceiling and a range of integrated appliances, new bathroom and the addition of an ensuite shower room, newly decorated and with a mixture of engineered wooden flooring, and tiled bathrooms. The accommodation briefly comprises entrance hall with stairway to the first floor, spacious wc/cloaks with large storage and boiler cupboard, living room with bay window to the front, dining room with step up to a spacious family kitchen with feature exposed brick wall, range of wall and base units with complimentary composite worktops, copper effect panel backsplash and breakfast bar with integrated sockets and USB charging points, built in oven with inset extractor, oven, microwave, fridge, freezer, dishwasher and utility cupboard with concealed washing machine and tumble dryer, first floor landing area, main bedroom with ensuite shower, two further bedrooms and family bathroom. Outside there is a parking area to the front and steps up the front patio garden area and a side path and enclosed rear patio garden with EV charging point.

Leasehold property unexpired term of 999 years/Council Tax Band C.



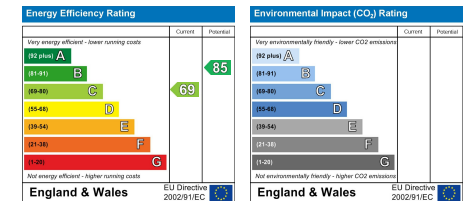




First Floor
Area: 38.9 m² ... 419 ft²

Ground Floor

Total Area: 99.7 m² ... 1073 ft²



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