



pearson
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5 CUNLIFFE AVENUE
Ramsbottom, BL0 9PY
£230,000

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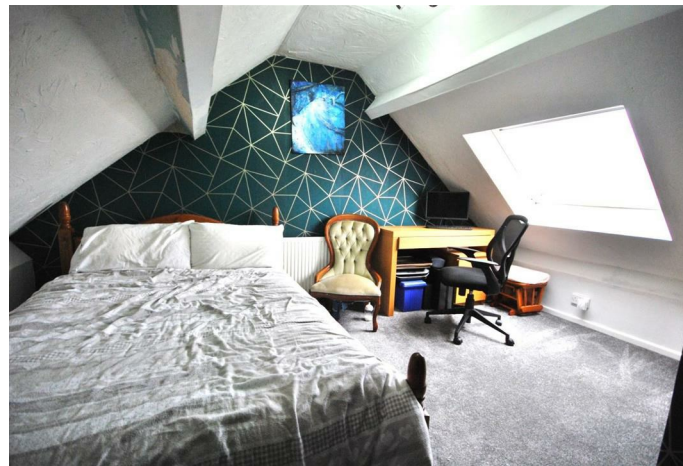
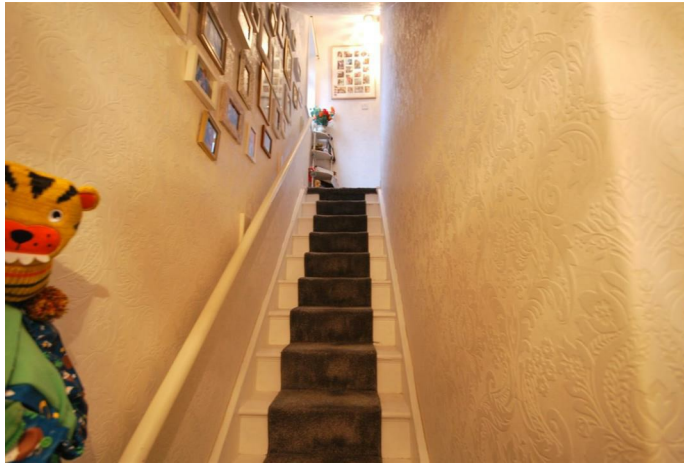
Property at a glance

- traditional semi detached
- three bedrooms
- smartly presented
- fitted dining kitchen
- parking & gardens
- close to local schools and amenities

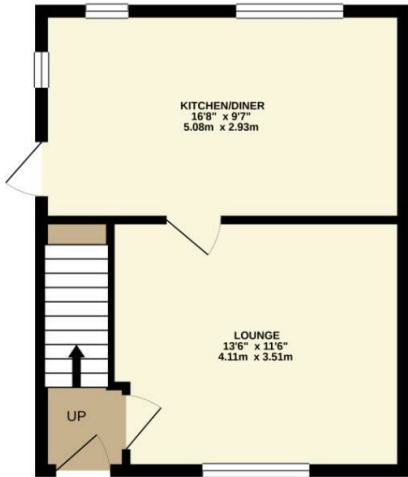
Cunliffe Avenue, Ramsbottom is a traditionally built, and smartly presented three bedroom semi detached house, with accommodation set over 3 floors, located on this popular estate within walking distance to local schools, shops and bus routes and a short drive to Ramsbottom and Bury centres and the nearby motorway network. The house benefits from PVC double glazing and is warmed by gas fired central heating, the accommodation briefly comprises; entrance with stairs to the first floor, living room, fitted dining kitchen, first floor, two bedrooms and bathroom, second floor loft bedroom. Outside there is a paved parking forecourt and a generously sized enclosed rear garden with lawn and paved patio.

Freehold Property/Council Tax Band A

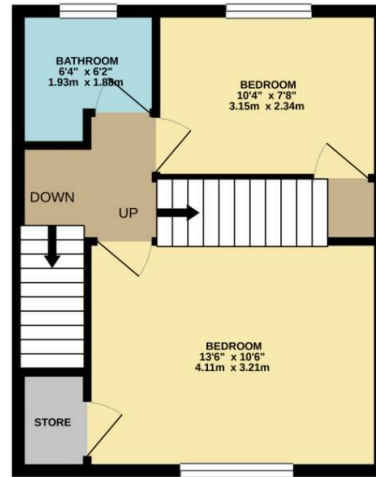




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

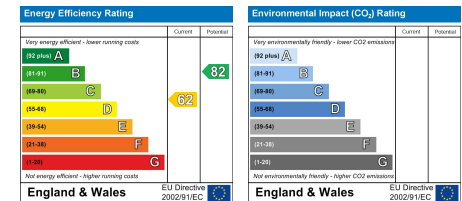


2ND FLOOR
175 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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 operability or efficiency can be given.
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