



pearson  
ferrier®

■	■	■
■	■	■
■	■	■

11 POT GREEN  
Holcombe Brook, BL0 9RG  
Offers Over £160,000

# 11 POT GREEN

## Property at a glance

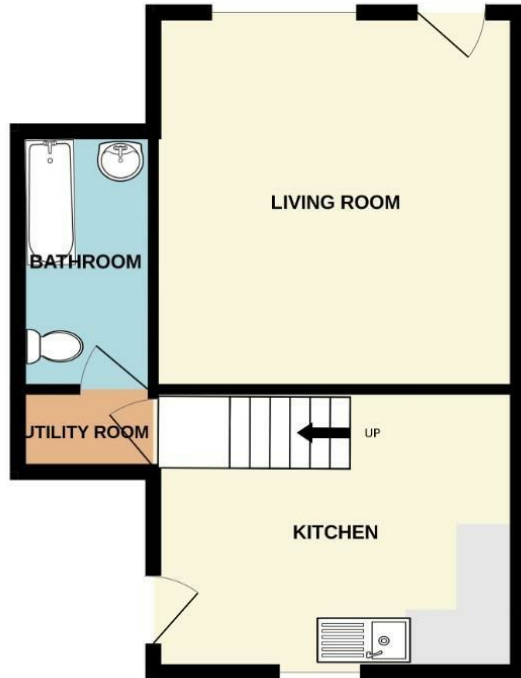
- end stone built cottage
- two bedrooms
- requires scheme of modernisation
- offered with no onward chain
- generous gardens
- sought after location

Pot Green, Holcombe Brook is a charming, stone built, one bedroom but potentially two bedroom end cottage with generous garden frontage, located in this highly regarded setting in the heart of Holcombe Brook within walking distance of extensive local amenities, a short drive to Ramsbottom and Bury town centres and onwards to the motorway network. The house is offered with early completion available and is in need of a comprehensive scheme of refurbishment throughout. The property is double glazed and warmed by gas fired central heating, the accommodation briefly comprises; living room, breakfast kitchen, small utility leading into a ground floor bathroom. first floor bedroom two and at present access into bedroom one. There is a generous lawned garden forecourt and rear paved patio overlooking neighbouring woodland and brook. Council Tax Band C/Freehold Property.

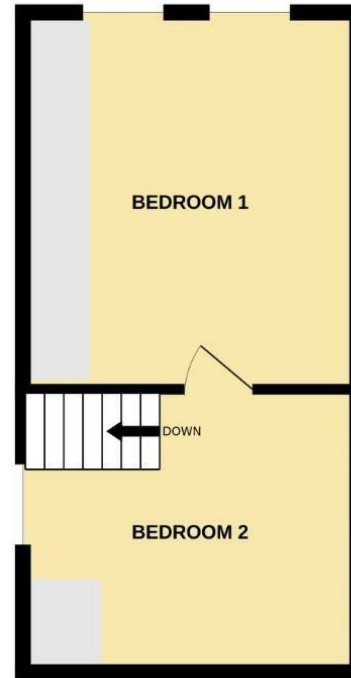




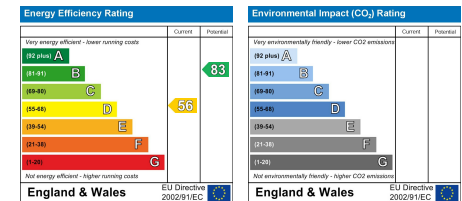
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



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

[www.pearsonferrier.co.uk](http://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.