



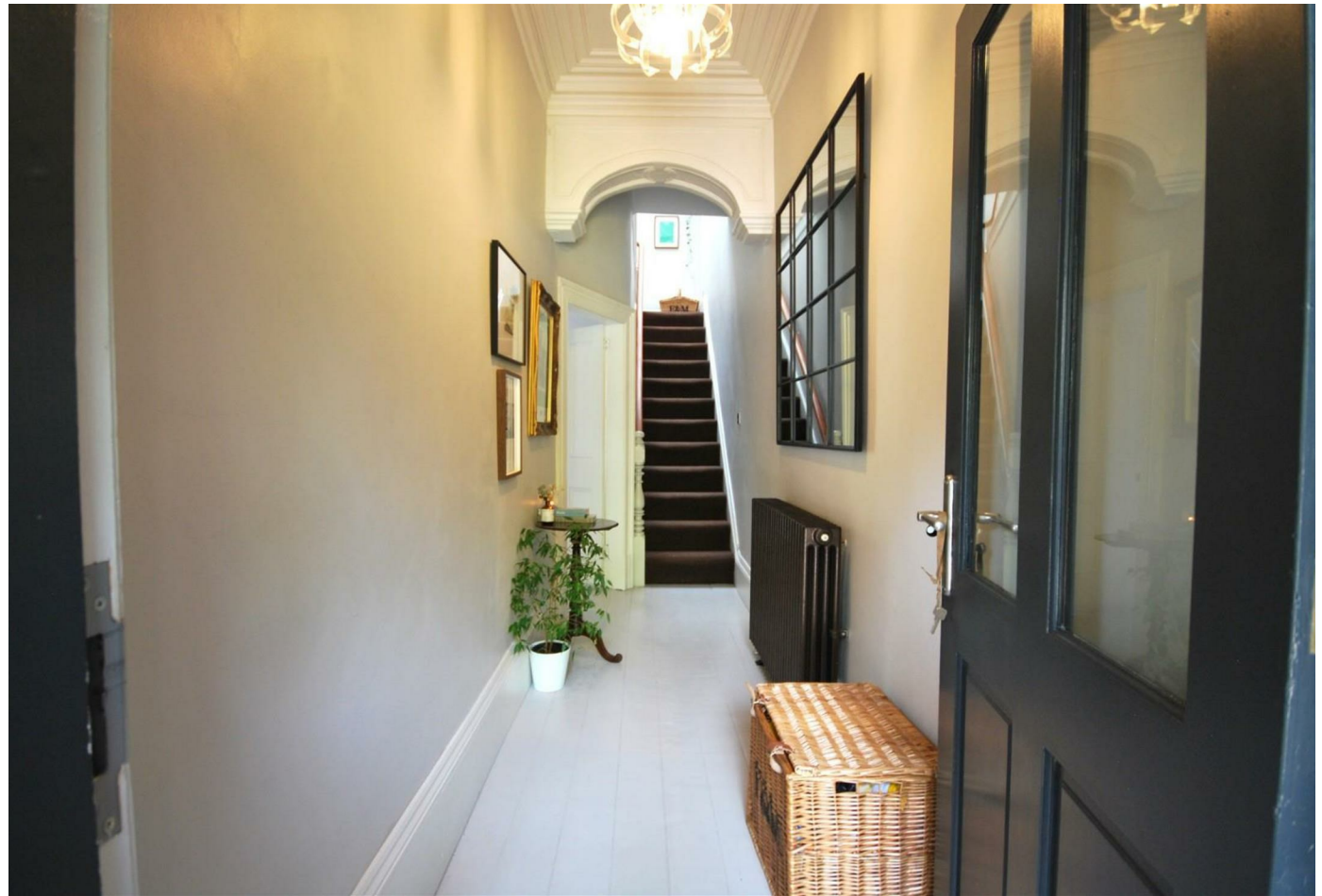
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HARDEN HOUSE 55 WHALLEY ROAD  
Ramsbottom, BL0 0DP  
£395,000

# HARDEN HOUSE 55


Harden House, Whalley Road, Ramsbottom is a beautifully presented and thoroughly restored, substantial bay fronted Victorian terrace property, with four bedroom accommodation set over 4 floors, enjoying a south westerly aspect with views over the town centre and surrounding countryside. The house has a stylish and contemporary interior with a careful blend of original features and contemporary design. The house has an exceptionally well appointed interior, benefits from gas fired central heating and is warmed by gas fired central heating, is within a short drive to both the town centre and the motorway network and local countryside is within easy reach. The accommodation briefly comprises; vestibule entrance with mosaic tiled flooring, entrance hall with coved ceiling and stairs to the first floor, there is an open plan living room and dining room with french window leading to a raised rear patio, fitted kitchen and stairs leading down to a large basement with two large rooms a utility room and wc/cloaks, first floor, three bedrooms and a stunning four piece 'Fired Earth' family bathroom, metal staircase to second floor loft bedroom with an ensuite 'Fired Earth' shower room. Outside there is a parking forecourt to the front and a rear raised patio and enclosed patio yard, there is an adjoining garden allotment rented annually from Bury MBC for £109. Council Tax Band C/Leasehold Property unexpired term of 999 years £5 GR.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

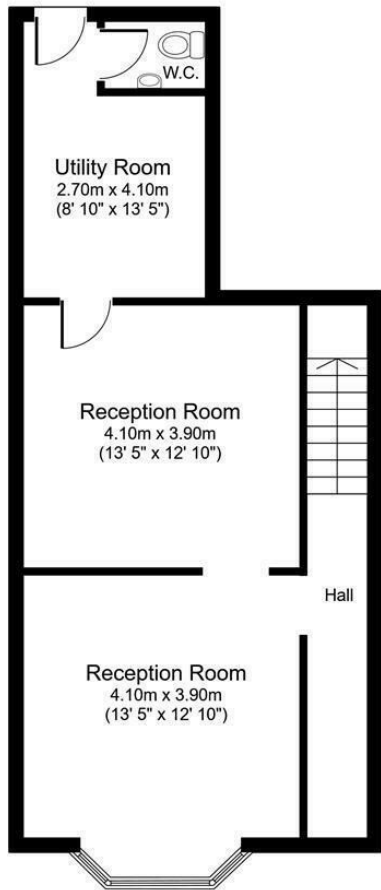




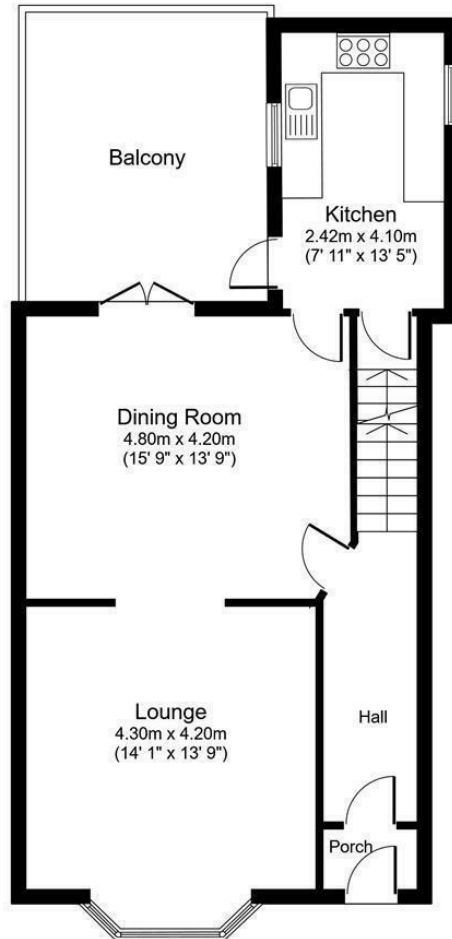




Total floor area 206.4 sq.m. (2,222 sq.ft.) approx



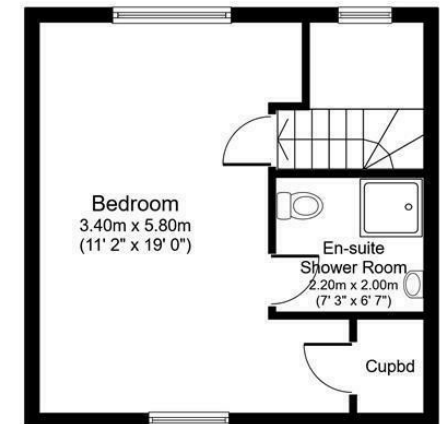
Basement Floor



Ground Floor



First Floor



Second Floor



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