



pearson  
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65 RAMSBOTTOM LANE  
Ramsbottom, BL0 9BU  
£235,000

# 65 RAMSBOTTOM LANE

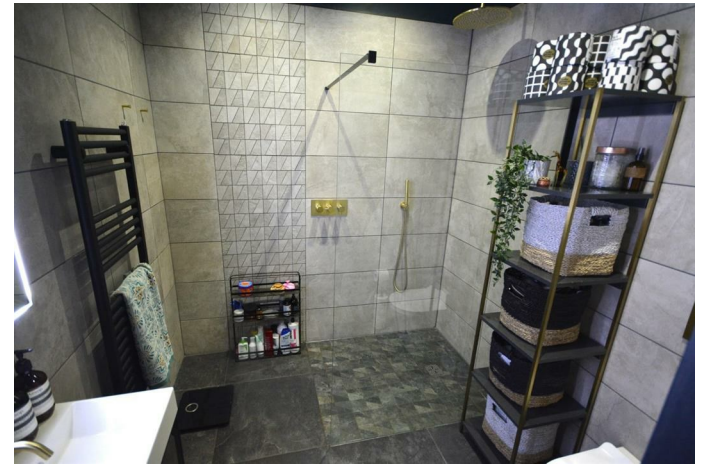
## Property at a glance

- stunning stone built terrace
- two bedrooms
- elevated setting
- close to the town centre
- stylish interior
- patio garden

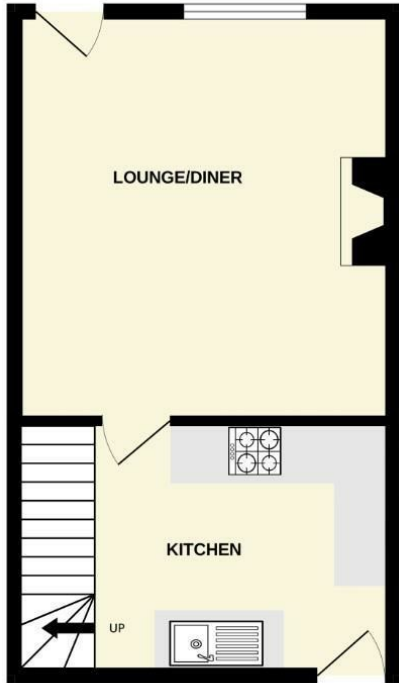
Ramsbottom Lane, Ramsbottom is a superbly presented and recently renovated, two bedroom, stone built mid terrace set in this elevated position set back from the main road within walking distance to the town centre and a short onward drive to the motorway network, offered for sale with no onward chain. The house is beautifully presented throughout and has as stylish and contemporary interior, warmed by gas fired central heating and is double glazed the accommodation briefly comprises; stone steps leading up to the front of the property, living room, fitted kitchen, first floor, two bedrooms and shower room. Outside there is a paved garden forecourt and to the rear an adjoining raised patio garden and brick built store.

Council Tax Band B/Leasehold Property unexpired term of 998 years

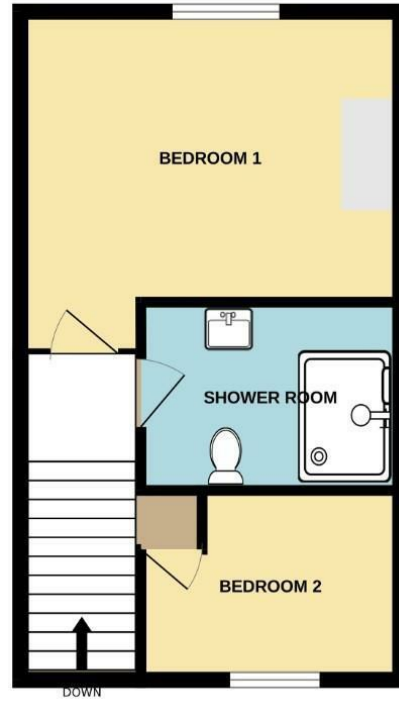




GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
1-44	G			1-44	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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