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10 BODIAM ROAD  
Greenmount, BL8 4DW  
Offers Around £400,000



# 10 BODIAM ROAD

## Property at a glance

- substantial semi detached property
- four bedrooms/two bathrooms
- no onward chain
- highly regarded location
- requires refurbishment
- parking, garage and gardens

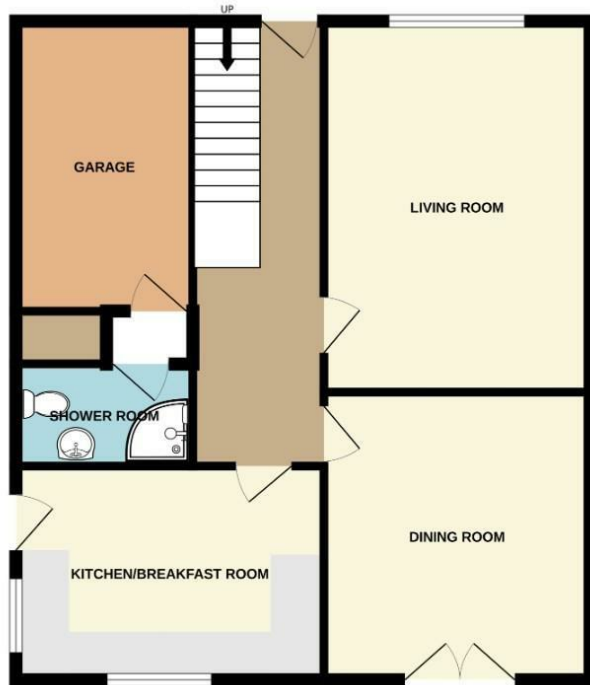
Bodiam Road, Greenmount is a substantial, four bedroom, semi detached property, located in this highly regarded residential area within close proximity to local shops, bus routes and highly regarded schools and is a short drive to both Ramsbottom, Holcombe Brook and Bury and onward to the motorway network. The house is offered with early completion available, is smartly presented but will require a comprehensive scheme of refurbishment. The house is double glazed and warmed by gas fired central heating and the accommodation briefly comprises; storm porch, spacious entrance hallway, living room, dining room, fitted breakfast kitchen, shower room, closet and access into the integral garage, first floor, landing area, four bedrooms and bathroom. Outside there is a garden forecourt and side driveway leading to the integral garage and to the rear enclosed patio gardens with astro turf lawn. Council Tax Band D/Leasehold Property unexpired term of 999 years



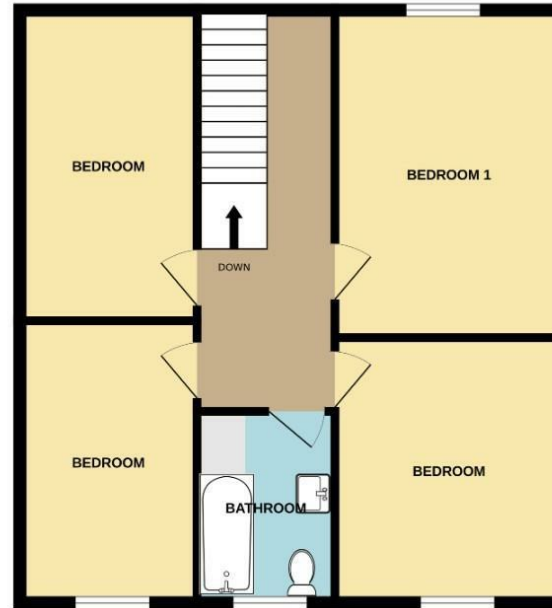




GROUND FLOOR



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			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-6) D			
(39-54) E				(E3-6) E			
(21-38) F				(F1-6) F			
(1-20) G				(G1-6) 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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