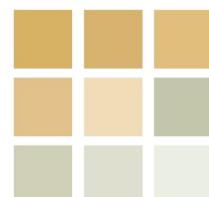




**pearson  
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**396 WHALLEY ROAD  
Ramsbottom, BL0 0EG  
Offers Over £200,000**

# 396 WHALLEY ROAD

## Property at a glance

- substantial stone terrace
- two bedrooms
- offered with no onward chain
- spacious interior
- overlooking fields to the rear and countryside to the front
- good m-way access
- patio style garden

Whalley Road, Shuttleworth, Ramsbottom is a substantial and smartly presented two bedroom terrace property, located in this popular row, within easy reach of village amenities in nearby Edenfield and a short drive to Ramsbottom, Rawtenstall and the motorway network. The house is offered for sale with no onward chain, benefits from gas fired central heating and has recently installed PVC double glazing, will require some modernisation and has the potential to utilise the loft room as a 3rd bedroom or study. The accommodation briefly comprises; entrance hall, living room, galley type kitchen, first floor, two bedrooms and bathroom. Outside there is a forecourt and an enclosed rear patio garden enjoying views over the neighbouring farmland along with countryside views to the front. Council Tax Band B/Leasehold Property unexpired term of 999 years

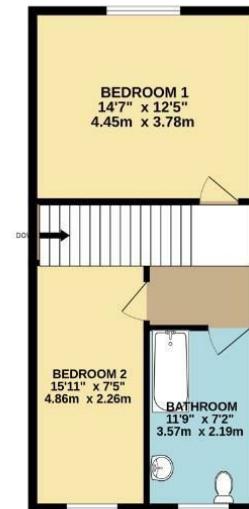




GROUND FLOOR



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, fixtures, fittings and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		74
(81-91) B		
(70-80) C		
(55-69) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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