



pearson
ferrier®



8 NABBS FOLD
Greenmount, BL8 4EH
£535,000

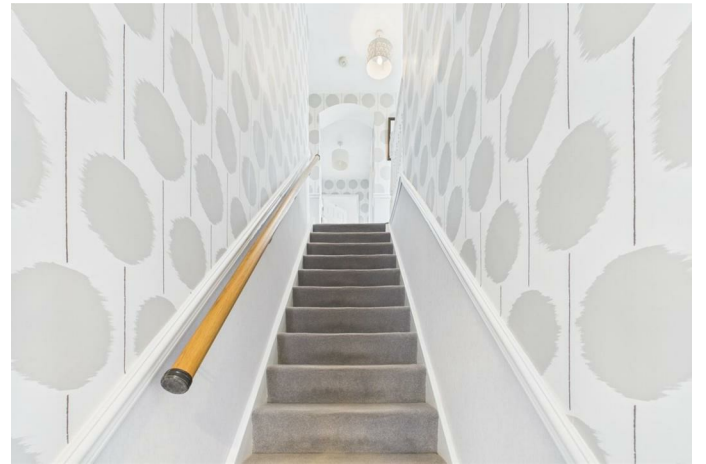
8 NABBS FOLD

Property at a glance

- modern detached house
- head of cul-de-sac
- immaculate interior
- generous corner plot
- highly regarded location
- parking, garage & gardens
- no onward chain

Nabbs Fold, Greenmount is an immaculately presented, four bedroom detached house, set on a generous corner plot, in this small cul-de-sac tucked away, but within walking distance of extensive local amenities, schools, bus routes and Holcombe Brook and Ramsbottom centres and is a short drive to the motorway network. The house is offered for sale with no onward chain and benefits from gas fired central heating 'System Worcester' boiler with Hive heating control system and has double glazing throughout. The accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, L-shaped fitted breakfast kitchen, inner hall, snug and utility room, first floor, four bedrooms the main balcony, bathroom and shower room. Outside there is a driveway leading to an attached garage, lawned front garden and enclosed rear garden with paved side and rear patios and a large lawn with borders. Council Tax Band F/Freehold with a Chief Rent.







Floor 0



Floor 1

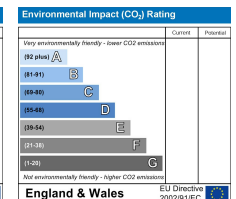
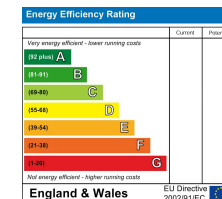
Approximate total area⁽¹⁾
1412.76 ft²
Balconies and terraces
78.47 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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

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.