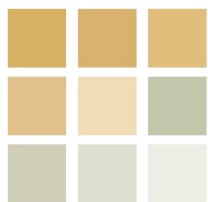




pearson
ferrier®



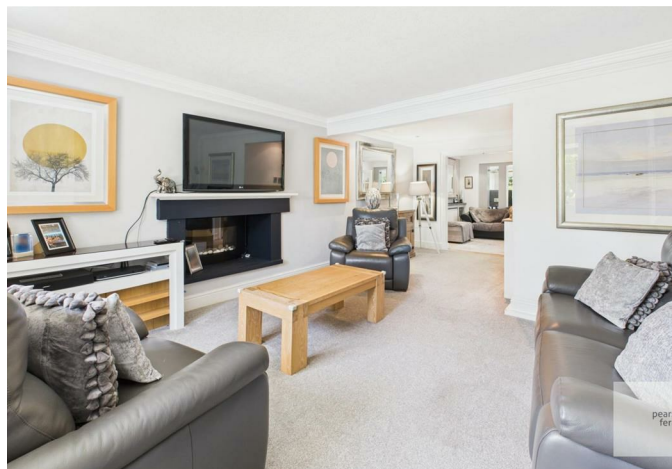
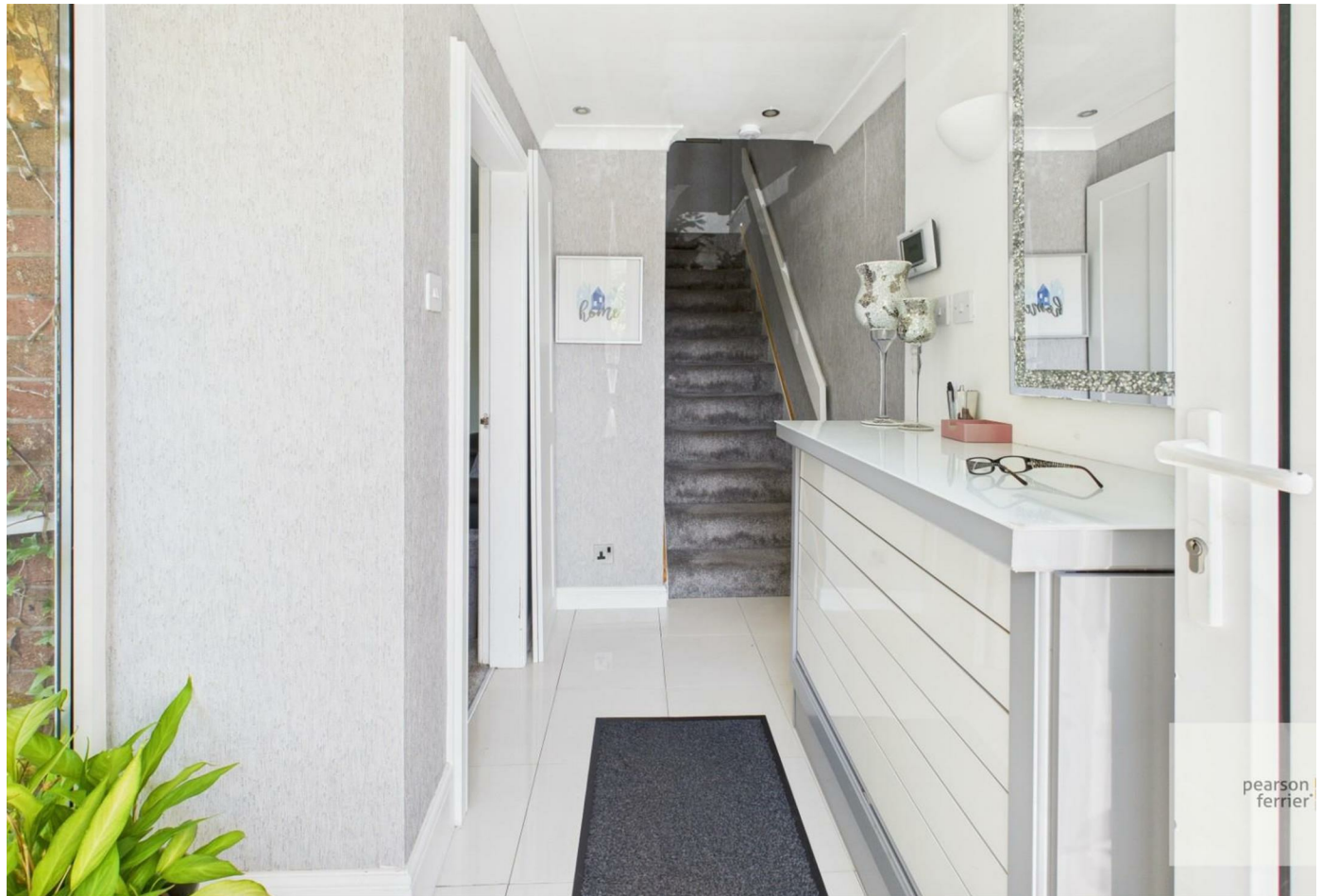
8 NUTTALL CLOSE
Ramsbottom, BL0 9LQ
£499,500

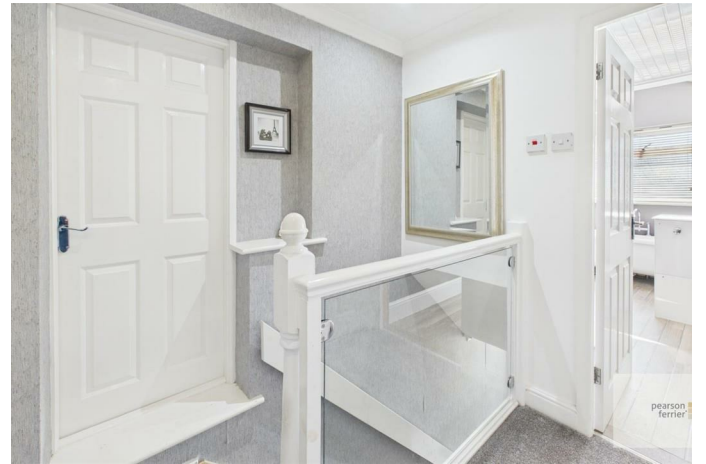
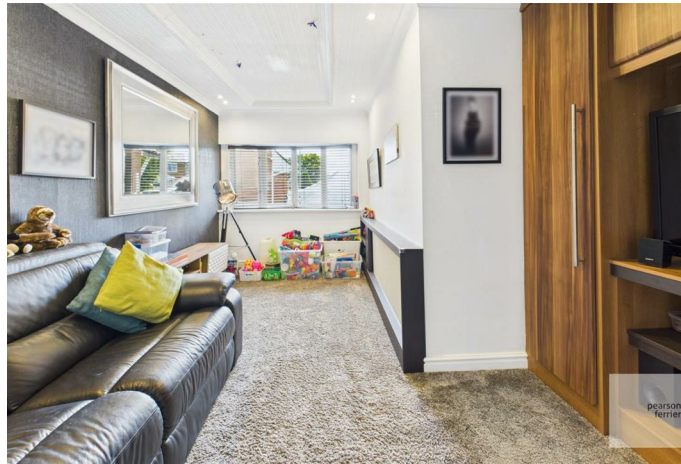
8 NUTTALL CLOSE

Property at a glance

- substantial modern detached
- four/five bedrooms
- head of cul-de-sac
- well presented and spacious interior
- no onward chain
- parking and gardens

Nuttall Close, Ramsbottom is a well presented, substantial 4/5 bedroom detached house, set at the head of this small cul-de-sac in this ever popular residential location, within easy reach of local schools, shops and bus routes and the town centre and a short drive to the motorway network. The house has a spacious interior warmed by gas fired central heating and benefits from PVC double glazing. The accommodation briefly comprises, entrance hall, L-shaped lounge open through to a small snug, dining room, kitchen, utility room with guests wc/cloaks and access into a ground floor games room/potential bedroom 5, first floor, four bedrooms all fitted the main with an ensuite shower room and additional four piece family bathroom. There is an astro turf garden forecourt and paved side driveway, to the rear there are decked patio areas overlooking the neighbouring woodland. Council Tax Band D/Leasehold property with unexpired term of 999 years.







Floor 0



Floor 1

Approximate total area⁽¹⁾

147.9 m²

Reduced headroom

1.2 m²

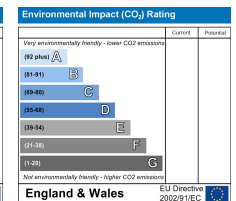
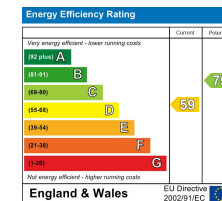
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.