



pearson  
ferrier®



3B SMITHY STREET  
Bury, BL0 9AT  
£695



## 3B SMITHY STREET

### Property at a glance

- 1 Bedroom flat
- Ramsbottom town centre
- Well presented
- Large bedroom
- Spacious throughout

Smithy Street is a well presented first floor flat located in the heart of Ramsbottom with all amenities within walking distance. A communal entrance and stairs lead to 3 flats. The property benefits from gas central heating and double glazed windows throughout, briefly comprises, hallway, lounge, kitchen with integrated oven and hob, sink and drainer and plumbing for washing machine, large bedroom, WC and 3 piece bathroom.

A holding deposit equivalent to 1 weeks rent is required upon application.

EPC: D

Council Tax: A







GROUND 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 misstatement. 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.  
Made with: Neopass ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		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			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

[www.pearsonferrier.co.uk](http://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.