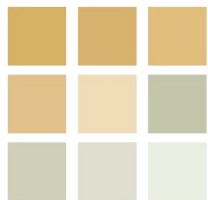




pearson
ferrier®



12 SPRING CLOSE
Ramsbottom, BL0 9SQ
£350,000

12 SPRING CLOSE

Property at a glance

- modern extended semi detached
- three bedrooms
- head of cul-de-sac
- offered with no onward chain
- large gardens
- parking

Spring Close, Ramsbottom is a smartly presented, extended, modern three bedroom semi detached property, located at the head of this cul-de-sac within walking distance to the town centre and extensive amenities and a short onward drive to the motorway network. The house is set in large gardens and benefits from gas fired central heating and is double glazed, the property is offered with no onward chain and briefly comprises; entrance porch, living room, inner hallway with built in cupboards, guests wc/cloaks and stairs to the first floor, dining room/home office, fitted breakfast kitchen, first floor, three bedrooms the main with fitted wardrobes and ensuite shower room, family bathroom. Outside there is a driveway and parking, to the rear raised decked patio and sloping rear gardens extending into the rear wooded valley. Freehold Property/Council Tax Band C







Floor 0



Floor 1

Approximate total area^m

103.2 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces.

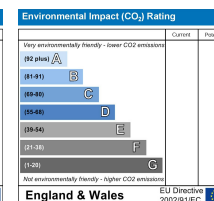
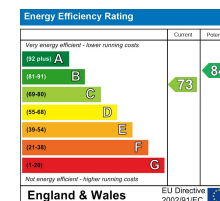
Reduced headroom

Below 1.5 m

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 are based on RICS IPMS 3C standard.

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.