



pearson
ferrier®



58A TANNERS STREET
Ramsbottom, BL0 9ES
Offers Around £300,000

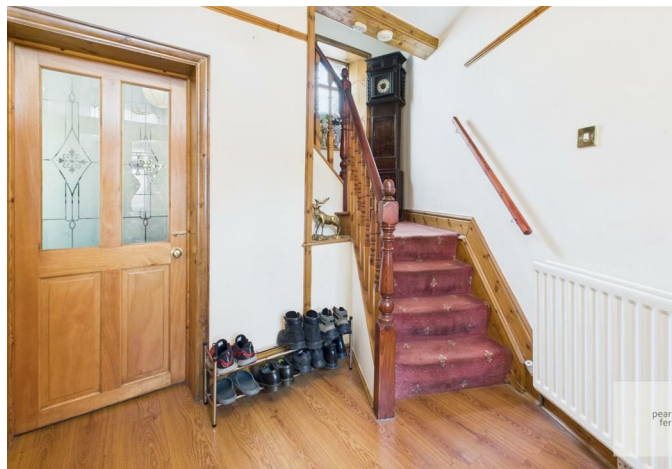
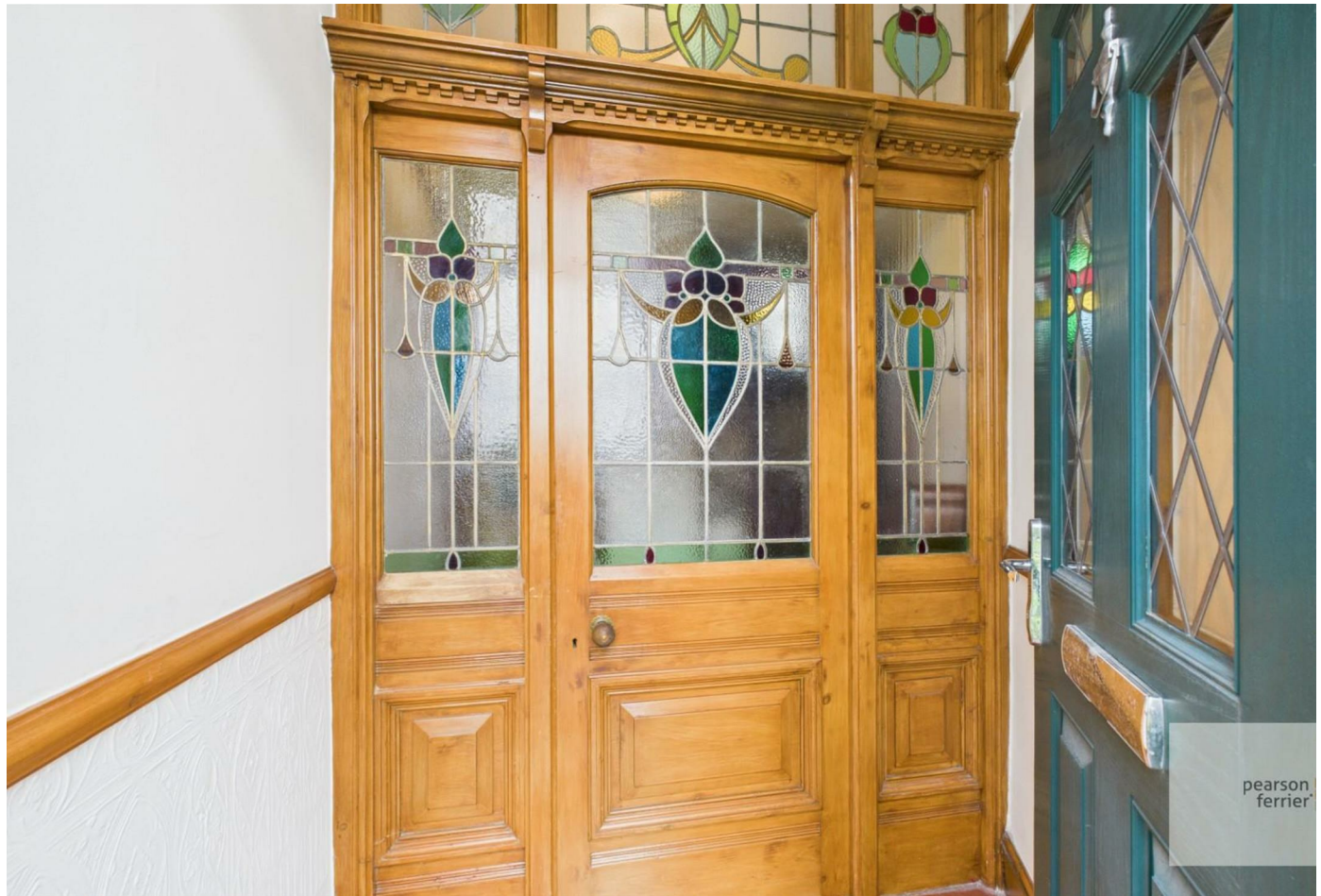
58A TANNERS STREET

Property at a glance

- substantial end terrace
- three bedrooms
- requires comprehensive scheme of refurbishment
- gardens and parking
- popular location
- gas c/heating & d.glazed

Tanners Street, Ramsbottom is a substantial, three bedroom end terrace located in this popular hillside setting, a short distance to the town centre and nearby countryside on Holcombe Moor and a short drive onward to the motorway network. The property has generously sized enclosed patio gardens but also owns the freehold to the neighboring row and has rear access offering parking and access to a neighbouring garage. The house will require a comprehensive scheme of refurbishment but benefits from gas fired central heating and is PVC double glazed. The accommodation briefly comprises, vestibule entrance with leaded and coloured inner glazed door, entrance hallway with return stairs to the first floor, dining room, living room, kitchen, first floor, three bedrooms and four piece bathroom suite. Outside there is a garden forecourt and enclosed patio areas to the side and rear. The boundaries are shown edged in blue on the images attached. There is also the opportunity to purchase an adjoining area of land image listed, edged in red.

Freehold Property/Council Tax Band C







Floor 0



Floor 1

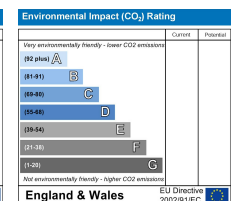
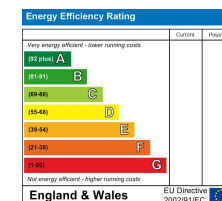
Approximate total area^m
105.2 m²

(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 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.