



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Sims Close, Ramsbottom, Bury
- 4 Bedroom, End Townhouse
- A Superbly Styled Family Home
- Deceptively Spacious, Flexible Accommodation
- Gardens Front & Rear
- Conveniently Located For Ramsbottom Centre
- **VIEWING HIGHLY RECOMMENDED - By Appointment Only**
- Contact Our Rawtenstall Office Exclusively To View

10, Sims Close, Bury, BL0 9NT

**£330,000**  
 Offers Over

10, Sims Close, Bury, BL0 9NT

\*\*\* NEW \*\*\* - SUPERB 4 BEDROOM FAMILY HOME WITH STYLISH PRESENTATION THROUGHOUT, WITHIN EASY REACH OF RAMSBOTTOM CENTRE - Gardens Front & Rear, Spacious Family Living Accommodation, Lovely Décor, Conveniently Situated - VIEWING HIGHLY RECOMMENDED - Contact Us To View!



Sims Close, Ramsbottom, Bury is a 4 bedroom, end townhouse home which is well-presented with lovely styling throughout. Offering good size and deceptively spacious accommodation, arranged over 3 floors, the property is a great family home with the flexibility of the 4th Bedroom / 2nd Lounge being on the ground floor too. In an ideal spot for easy access to Ramsbottom centre, as well as convenient transport links too, this is an excellent family home for which viewing is very much recommended.

Internally, this property briefly comprises: Entrance Hallway, 2nd Lounge / Bedroom 4, Kitchen / Dining Room, Downstairs WC. Off the first floor Landing are the main Lounge, Bedroom 3 and the Shower Room while to off the second floor Landing are Bedroom 1 with En-Suite Shower Room and Bedroom 2. Externally, to the front of the property is a lawned garden and to the rea, a good size, low maintenance patio garden completes the picture here.

Located close to nearby parkland, the property is within easy reach of good local primary and secondary schools, as well as the town centre of Ramsbottom itself, with amenities, entertainment and healthcare facilities on hand. The property provides good connections to M65/M66 motorway links, giving good access to local and regional destinations alike.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Hallway 13'8" x 6'4"

WC 3'3" x 5'11"

Kitchen/Dining Room 12'5" x 14'5"

2nd Lounge / Bed 4 10'0" x 7'11"

Landing 15'5" x 5'10"

Lounge 10'9" x 14'6"

Bedroom 3 8'3" x 8'4"

Shower Room 6'10" x 8'7"

2nd Floor Landing 14'4" x 5'11"

Bedroom 1 11'8" x 14'6"

En-suite Shower Room 8'6" x .314'11"

Bedroom 2 10'11" x 11'6"

Front Garden

Rear Garden

Rear Parking

Agents Notes

Disclaimer

