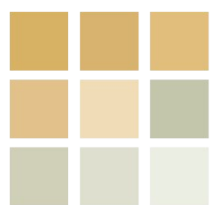




pearson
ferrier®



87 VICTORIA STREET
Ramsbottom, BL0 9EB
£950 Per Calendar Month

87 VICTORIA STREET

Property at a glance

- STONE BUILT TERRACE
- TWO BEDROOMS
- SUPERBLY PRESENTED
- POPULAR LOCATION
- STYLISH INTERIOR
- REAR PATIO GARDEN

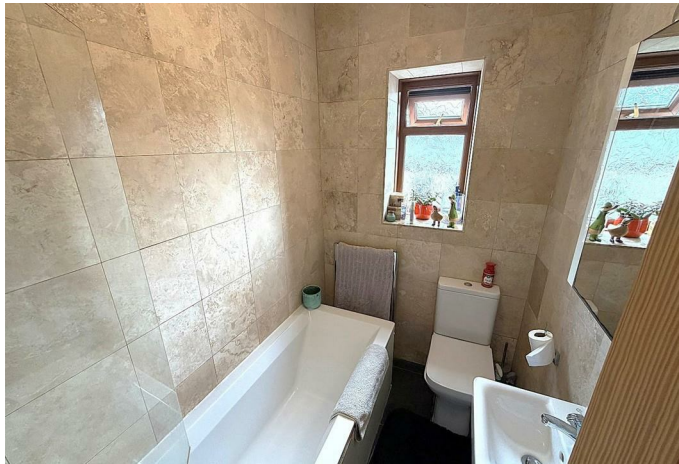
Victoria Street, Ramsbottom is a beautifully presented, stone built two bedroom terrace property located in this highly regarded residential area, within a short walk to the town centre and easy reach of the motorway network. The property has been greatly improved in recent times by the present owners and has a stylish and contemporary interior with the usual benefits of gas fired central heating and PVC double glazing. The accommodation briefly comprises; vestibule entrance, living room with multi fuel stove, fitted dining kitchen with integrated appliances, first floor, two bedrooms and bathroom with shower. Outside there is an enclosed rear patio garden with slate style paving.

Council Tax: B

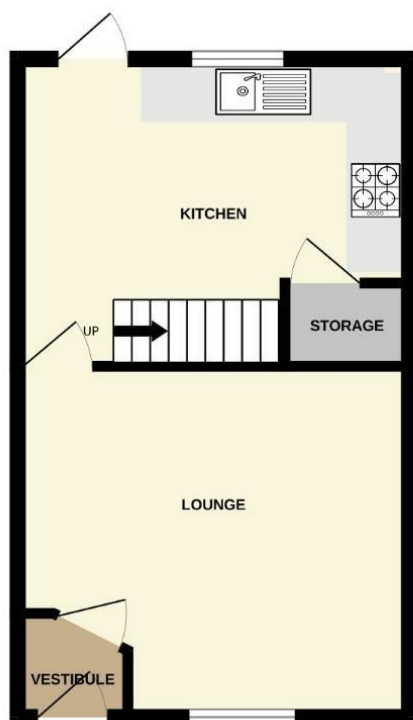
EPC: tbc

Please note there is a holding deposit equivalent to one weeks rent payable upon application.
Available mid September

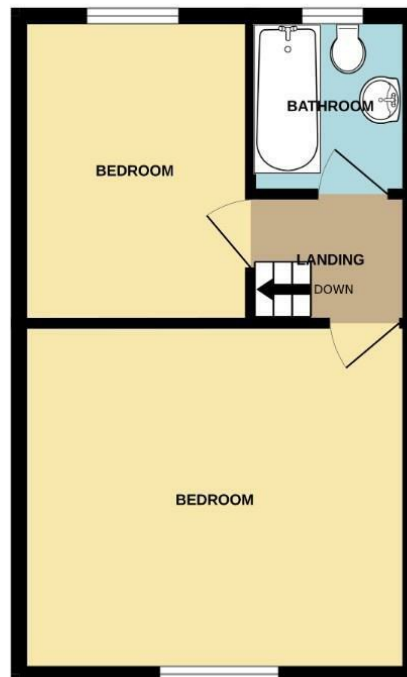




GROUND FLOOR



1ST 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 mis-statement. 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.
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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		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

