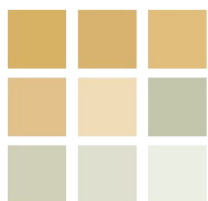




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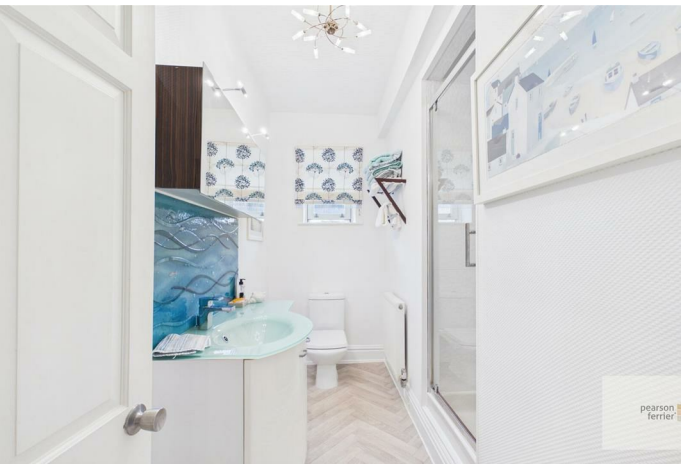
10A SCOTLAND PLACE
Ramsbottom, BL0 9BD
Offers Over £300,000

10A SCOTLAND PLACE

Property at a glance

Scotland Place, Ramsbottom is a beautifully presented and immaculately maintained, two bedroom stone built cottage, located close to the town centre within easy reach of extensive local amenities and a short drive to the motorway network. The house is offered with early completion available and has the distinct advantage of private parking, conservatory and patio garden. The property benefits from gas fired central heating and PVC double glazing incorporating sliding sash windows and gas fired Aga in the kitchen. The accommodation briefly comprises; entrance porch, L-shaped dining kitchen, living room with stylish living flame log effect gas fire, folding oak doors leading into the conservatory, first floor, two double bedrooms and shower room. Outside there is a paved parking space and an enclosed patio garden with westerly aspect. Freehold Property/Council Tax Band B







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(35-48) F			(35-48) F		
(1-34) G			(1-34) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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