



15 Westgate Avenue, Ramsbottom
£275,000

Miller Metcalfe
Every step of the way

15 Westgate Avenue

Ramsbottom, Bury

THREE BEDROOM HOME | HIGHLY SOUGHT-AFTER HOLCOMBE BROOK LOCATION | NO CHAIN | IDEAL PROJECT

An excellent opportunity to purchase a three-bedroom home situated in the highly popular and sought-after location of **Holcombe Brook**. Requiring modernisation throughout, the property offers fantastic potential for a buyer looking to create a home to their own taste and specification, whilst benefiting from being positioned in such a desirable area.

The accommodation briefly comprises **two spacious reception rooms**, a kitchen, three good-sized bedrooms and a family bathroom.

Externally, the property enjoys **lawned gardens to both the front and rear**, providing excellent outdoor space and further potential to enhance.

Located close to the amenities of Holcombe Brook, well-regarded schools, countryside walks and excellent transport links, this property is an exciting opportunity for those looking for a project in a fantastic location.

Offered for sale with NO CHAIN. Early viewing is highly recommended to appreciate the potential this property has to offer.

Council Tax band: C

Tenure: Leasehold

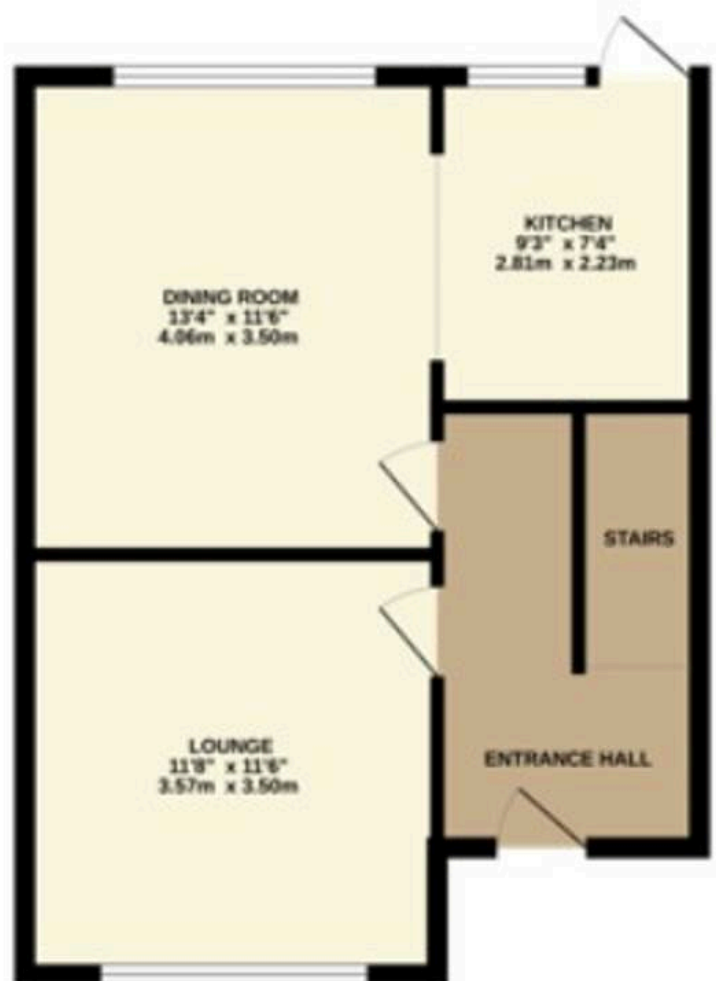




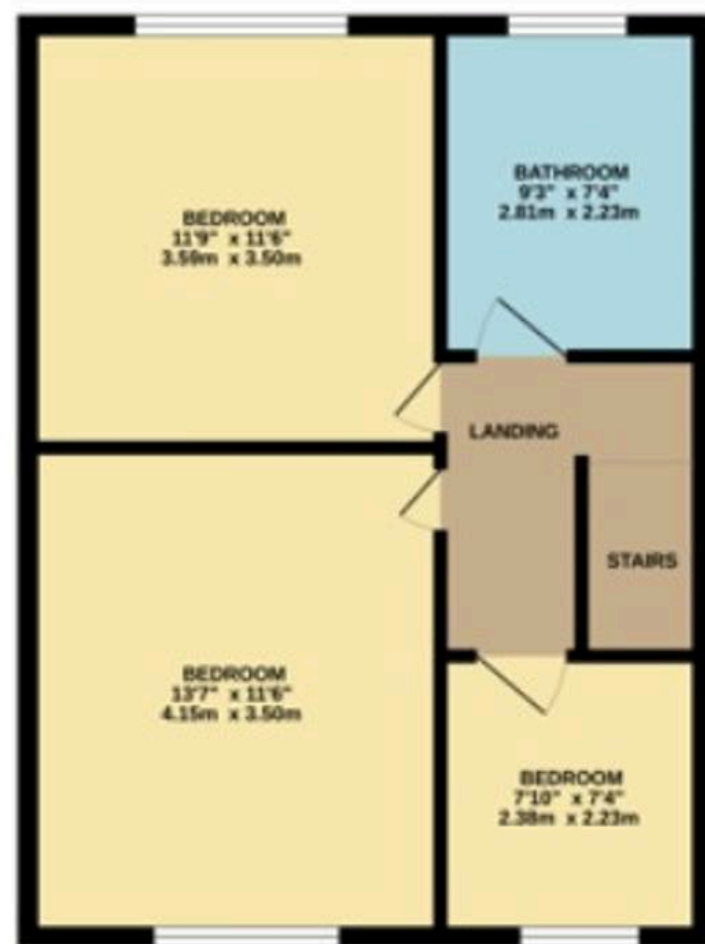




GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

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.

Measurements taken from finished floor level.



Miller Metcalfe Bury

Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 358 0910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way