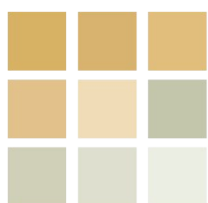




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ferrier®



5 MOUNT STREET  
Bury, BL0 9EU  
£235,000

# 5 MOUNT STREET

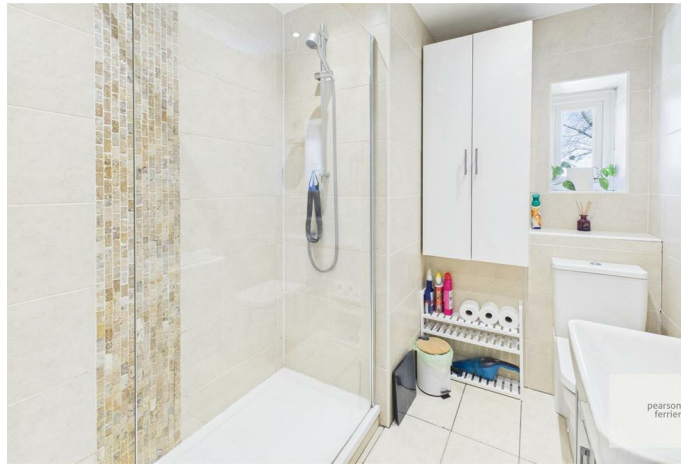
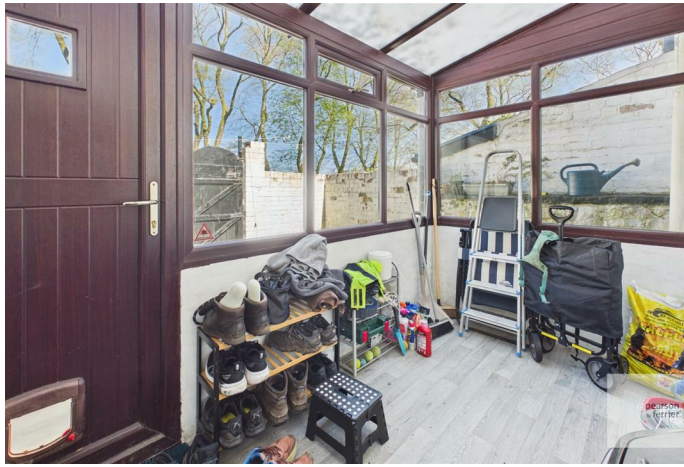
## Property at a glance

- Stone built terrace
- Fantastic spot with views
- 2 bedrooms
- Large attic room
- Sunroom
- Enclosed rear yard
- Communal garden to the front
- No chain

Mount Street, Ramsbottom, is a really well presented, two bedroom, stone built terrace property, set in this slightly elevated position off the main road of Tanners Street. The house is within easy reach of extensive amenities, walking distance to the town centre and a short drive to the motorway network. There are fantastic views from the front and rear of the house over the town of Ramsbottom and south towards Manchester and there are countryside walks within minutes of the front door. The property benefits from gas fired central heating and is PVC double glazed, the accommodation briefly comprises; vestibule, living room, dining kitchen and sunroom, first floor, two bedrooms and bathroom and a great sized loft room which can be used as a home office. Renovation work was carried out to allow more space in the master bedroom as well as a stair case with storage below leading up to the attic room. Outside there is a communal garden to the front and a small enclosed rear yard.

Council Tax Band: B EPC: tbc  
Council Tax Band: B /Leasehold Property unexpired term of 999 years from 1877.







| 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 |                         |           |
| 1-30                                        |   |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus                                                         | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 49-54                                                           | E |                         |           |
| 41-48                                                           | F |                         |           |
| 31-40                                                           | G |                         |           |
| 1-30                                                            |   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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