



pearson
ferrier®



3 ASH GROVE
Holcombe Brook, BL0 9RS
£395,000

3 ASH GROVE

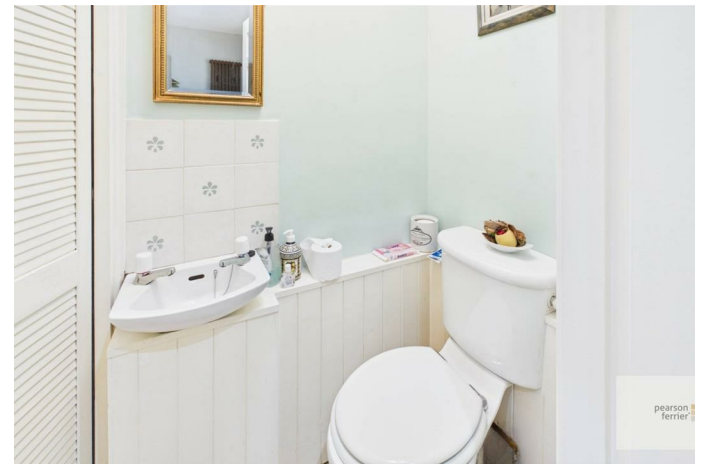
Property at a glance

- traditional mid terrace 1 of 3
- three bedrooms
- beautifully presented
- large well stocked gardens
- private parking
- highly regarded location

Ash Grove, Holcombe Brook is a beautifully presented, traditionally built three bedroom property, being the middle one of three in the heart of one of our most popular locations. The house is within walking distance of extensive local amenities, schools and a short drive to Ramsbottom town centre and onward to the motorway network. The property has been greatly improved in recent times and has a careful mix of contemporary and traditional interior design, the benefit of off street parking and a superbly maintained and well stocked enclosed large rear garden. The house has the usual benefits of double glazing and gas fired central heating and comprises; entrance porch, hallway, spacious living room/dining/ sun lounge, snug, fitted breakfast kitchen, first floor, three bedrooms and contemporary four piece bathroom suite.

Freehold Property/Council Tax Band C







Floor 0



Floor 1

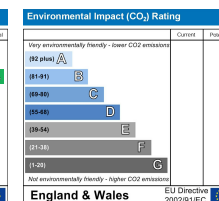
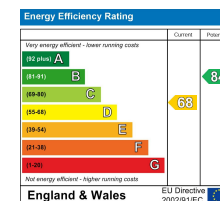
Approximate total area^m
96.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.