



316 Rochdale Road, Ramsbottom

Bury

£325,000



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Ramsbottom, Bury

Council Tax band: E

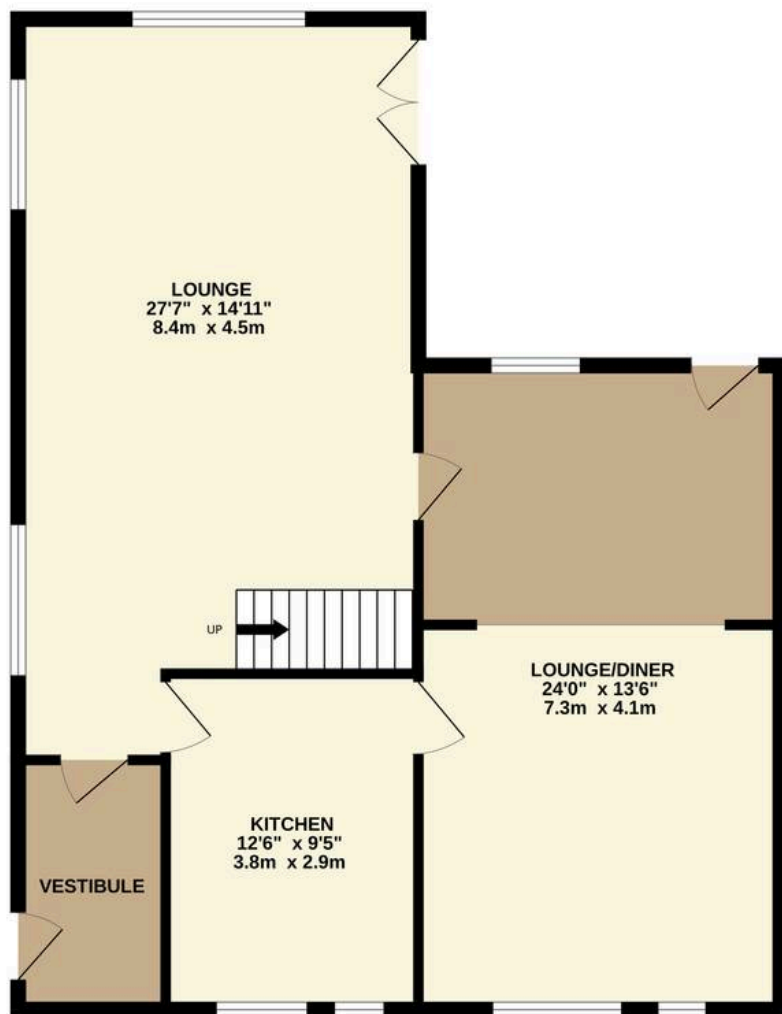
Tenure: Leasehold

EPC Energy Efficiency Rating: D

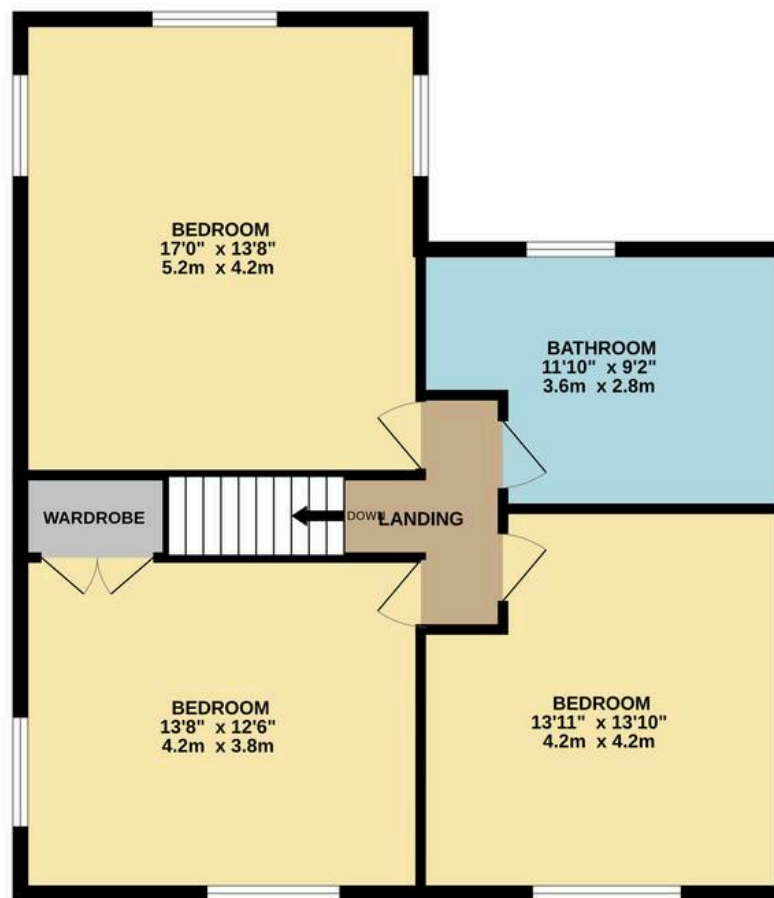
EPC Environmental Impact Rating: D

- Charming Period Property in a sought-after Ramsbottom location
- 3 Large Double Bedrooms, each with stunning countryside views
- Gravelled Double Driveway, offering an abundance of off-road parking
- 3 Large Reception Rooms, including a living room with views of Holcombe Hill, character multifuel woodburner and exposed wooden beams
- Excellent Transport Links to Manchester or Rossendale via M66, in addition to proximity to busy route and heritage East Lancs Railway
- Book a viewing to fully appreciate this one-of-a-kind home
- Nearby quaint Ramsbottom Village Centre and surrounded by countryside, including an abundance of beautiful walking trails, parks like Nuttall Park, and landmarks such as Peel Tower
- Within catchment area for excellent OFSTED rated local schools, including Woodhey, Bury Grammar and Haslingden High

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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.

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