

RAMSWELL CLOSE, BOLTON

£185,000 Leasehold

ATTRACTIVE 3 STOREY MODERN TOWNHOUSE IN A VERY POPULAR LOCATION*

- ***NO UPWARD CHAIN***
- AN ATTRACTIVE TOWN HOUSE
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PARKING
- POPULAR LOCATION

ATTRACTIVE 3 STOREY MODERN TOWNHOUSE IN A VERY POPULAR LOCATION*

Eric Clarke are delighted to introduce Ramswell Close to the sales market, situated on modern development in Great Lever.

The property would suit first time buyers or families and offers an abundance of space, as well as a lovely private garden to the rear as well as off street parking.

briefly comprises: Hallway, kitchen, Lounge and WC to the ground floor. On the 1st floor are 2 good sized bedrooms and family bathroom. On the 2nd Floor is the master suite with dressing area and a large en-suite shower room.

We expect a high amount of interest in this property due to its size and location so please book your viewing early to avoid disappointment

Notice Of Offer

Property Address: 2 Ramswell Close, BL3 2NF.

We are acting in the sale of the above property and have received an offer of £195,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Agents Address:25-27 Brackley st, Farnworth, BL4 9DS

Agents Telephone Number:01204 571 283

Council Tax Band: B (Bolton Council)

Tenure: Leasehold (899 years)

Parking options: Driveway

Garden details: Private Garden

Kitchen

w: 2.27m x l: 4.76m (w: 7' 5" x l: 15' 7")

Lounge

w: 3.83m x l: 4.3m (w: 12' 7" x l: 14' 1")

WC

w: 1.32m x l: 0.74m (w: 4' 4" x l: 2' 5")

Bedroom 2

w: 3.67m x l: 3.82m (w: 12' x l: 12' 6")

Bedroom 3

w: 3.26m x l: 1.78m (w: 10' 8" x l: 5' 10")

Bathroom

w: 1.95m x l: 1.78m (w: 6' 5" x l: 5' 10")

Bedroom 1

w: 3.61m x l: 3.82m (w: 11' 10" x l: 12' 6")

En-suite

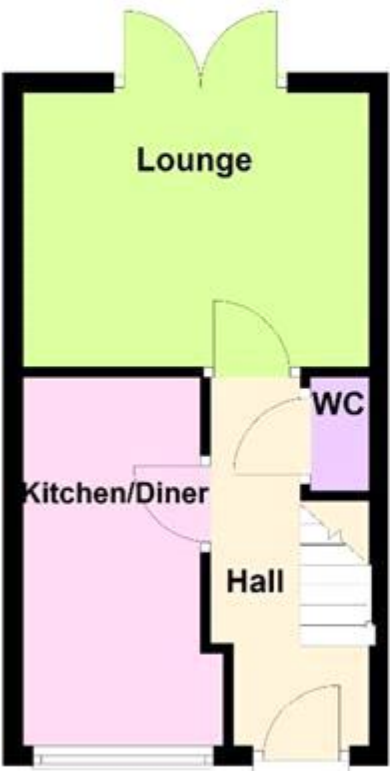
w: 2.7m x l: 2.13m (w: 8' 10" x l: 7')



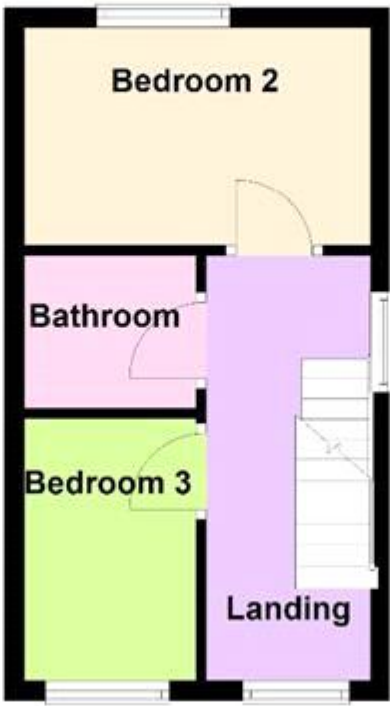
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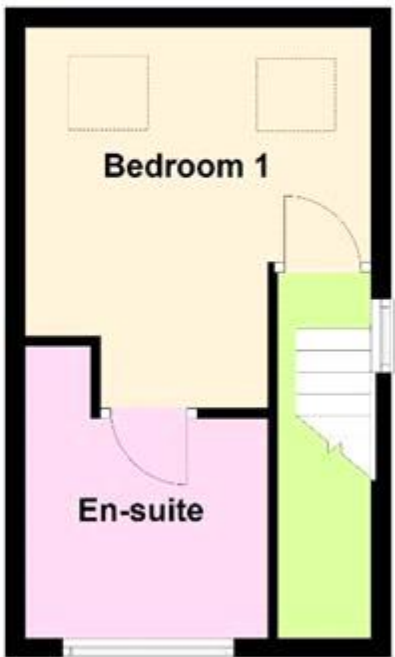
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.