



Southfield Road
Ramsbottom

Miller Metcalfe
Every step of the way

Southfield Road

Ramsbottom

Semi Detached



EPC Rating - C

Perfectly positioned on a highly desirable road in the heart of Holcombe Brook sits this wonderful semi-detached property that would be perfect for a growing family!

The property has two bedrooms with an additional dressing room/office off the master bedroom and has been used as a three bedroom property in the past. Take advantage of two large reception rooms perfect for separate living and dining spaces, a bright and airy kitchen, a modern bathroom suite and two large bedrooms. The property sits on an impressive plot with off road parking to the front and a well kept garden to the rear plus a detached garage.

Southfield Road is a quiet, popular and hugely sought after road which is located just off Longsight Road in Holcombe Brook. There's an abundance of amenities within walking distance such as shops, supermarkets and excellent local schools. For those that enjoy outdoor pursuits, there's plenty of popular walking trails across nearby countryside.

The accommodation in brief comprises of; entrance door leading to a warm and welcoming hallway. A door leads to a cloakroom and a bright and airy lounge to the front. Adjacent is another huge reception room which makes a great dining space. A door leads to a spacious kitchen area with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find two large double bedrooms and a modern bathroom suite. The back bedroom has a door which leads to the office/dressing room. Please note, there is no access from the landing to the dressing room so the house can only be sold as a two bedroom property. However, the office/dressing room is sizeable enough to accommodate a bed should it be needed for this.

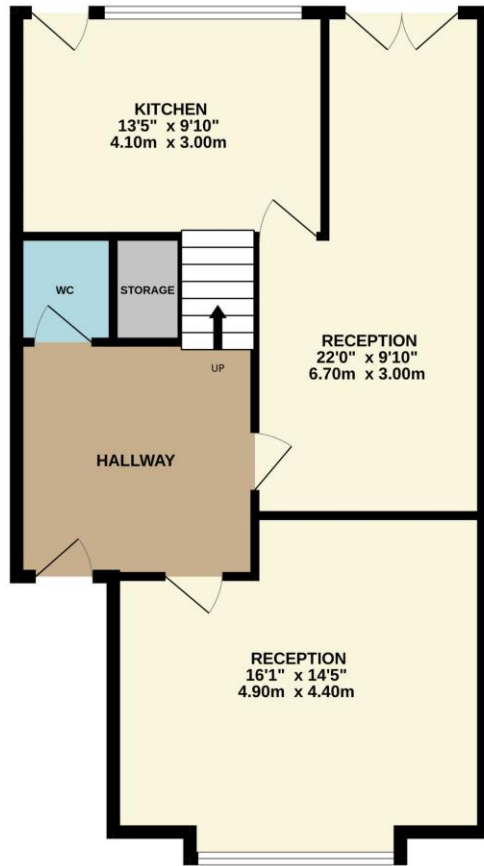
TENURE
Leasehold
999 years from 1 July 1936

LOCAL AUTHORITY
Bury Council
Band C
Annual Price: £2034

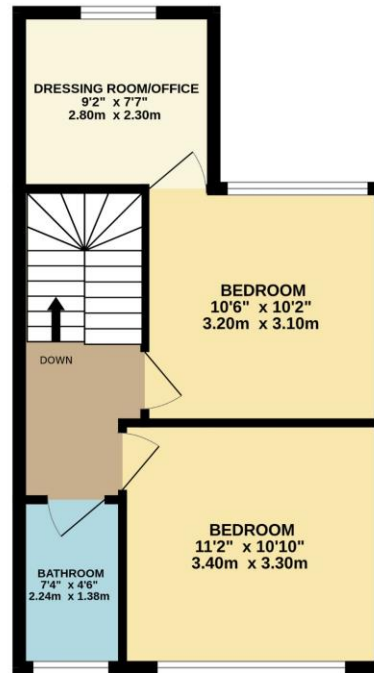




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

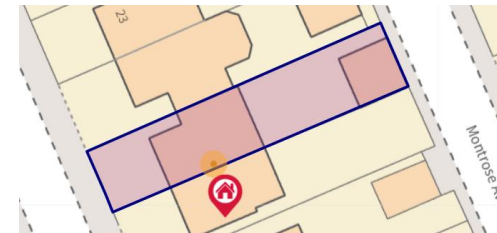


1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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.
Made with Metropix ©2024



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.