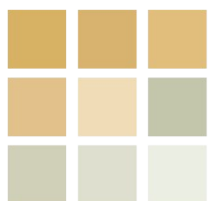




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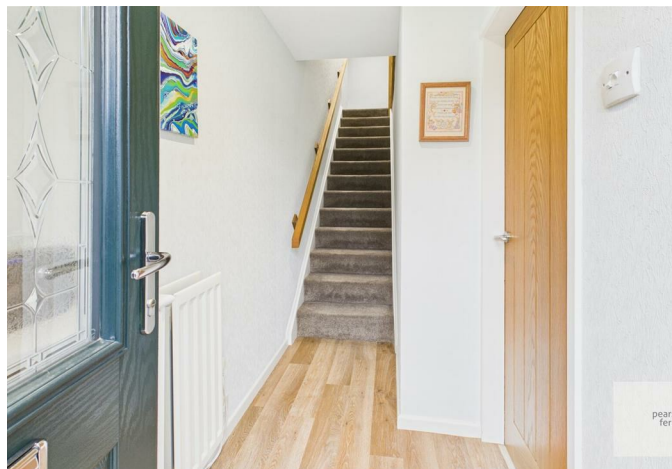
20 BOLTON ROAD NORTH
Ramsbottom, BL0 0EZ
£240,000

20 BOLTON ROAD NORTH

Property at a glance

- modern townhouse
- three bedrooms
- newly refurbished
- stylish interior
- garage & gardens
- popular location

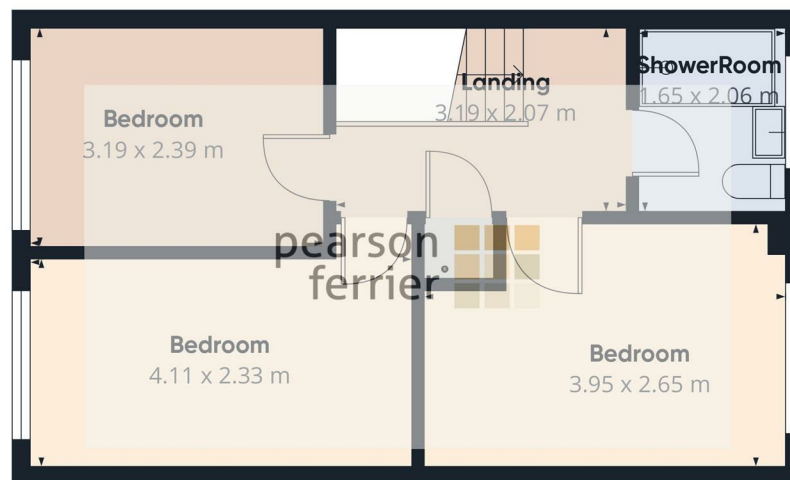
Bolton Road North, Edenfield is an immaculately presented, three bedroom mid townhouse set back from the main road, in this popular location within easy reach of the village centre and a short drive to the motorway network and Ramsbottom and Rawtenstall town centres. The property has been greatly improved in recent years by the presented owner and boasts a stylish and contemporary interior. The house benefits from gas fired central heating (boiler replaced 2024), is PVC double glazed and was reroofed in 2021. The accommodation briefly comprises, entrance hall with stairs to the first floor, living room with wall mounted electric fire and white oak Karndean flooring, newly fitted dining kitchen with range of integrated appliances and utility cupboard, first floor, three bedrooms the main with fitted wardrobes and a stylish shower room. Outside there is a lawned garden forecourt and paved rear patio garden and a garage on an adjoining colony. Freehold Property/Council Tax Band B







Floor 0



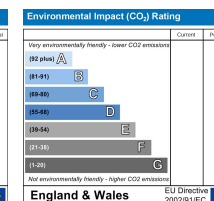
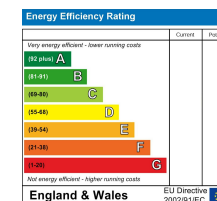
Floor 1

Approximate total area⁽¹⁾
75.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.