

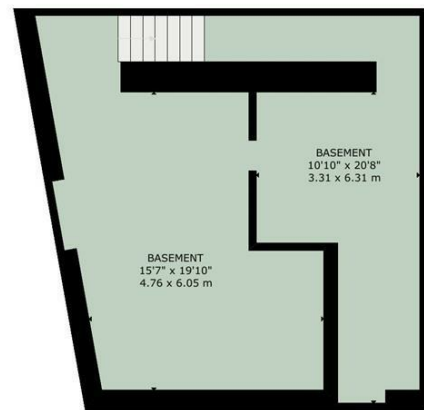


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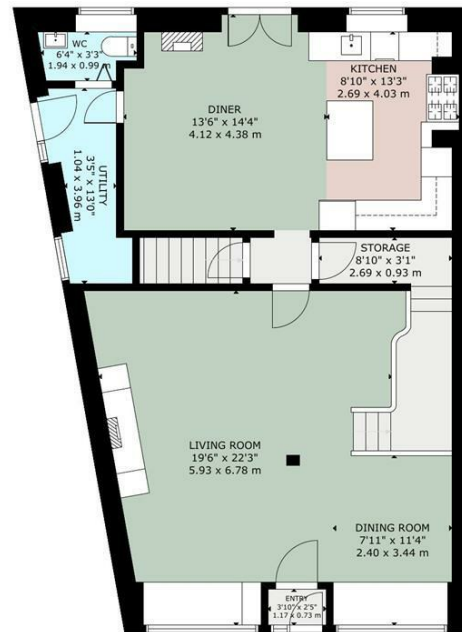
CHARLES LOUIS

HOMES LIMITED

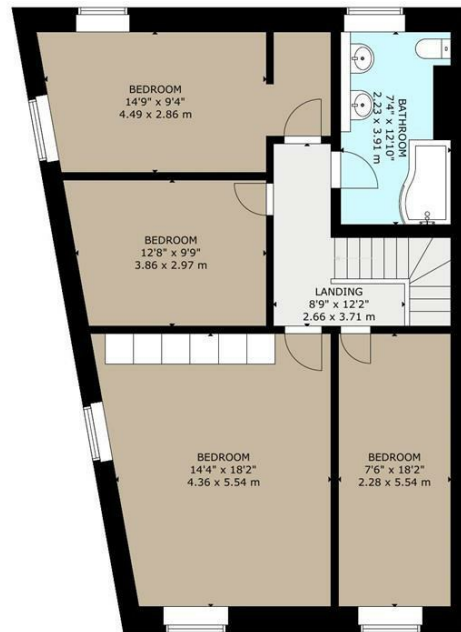
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BASEMENT



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 234 m²/2,517 sq ft
BASEMENT: 55 m²/590 sq ft, GROUND FLOOR: 91 m²/975 sq ft, FIRST FLOOR: 88 m²/952 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 and continue to follow A676 for 0.7 miles. Arrive: Bolton Road North, Ramsbottom,

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

257 Bolton Road North

Ramsbottom, Bury, BL0 0SA

Price guide £280,000



- Well Presented Four Bedroom End Stone Terrace
- Situated In A Quiet & Well Sought After Location
- Close To Countryside Walks & Parks With Countryside Views
- Generous Cellar Space With Many Potential Uses
- Retaining Some Period Features Throughtout
- Open Plan Kitchen/Dining Area With Large Living Room
- Gas Central Heating & Double Glazed Throughtout
- A Must See!!! To Appreciate Size, Location & Charm

257 Bolton Road North

Ramsbottom, Bury, BL0 0SA

****WELL PRESENTED FOUR BEDROOM END TERRACE**PERIOD FEATURES**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**Welcome to this charming property located on Bolton Road North in the picturesque village of Ramsbottom, Bury. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or guest rooms.**

Situated in a sought-after area, this property offers the perfect blend of tranquillity and convenience. The village of Ramsbottom is known for its quaint shops, cosy cafes, and stunning countryside views, making it a desirable place to call home.

Whether you're looking to settle down in a peaceful setting or seeking a property with character and charm, this house on Bolton Road North is sure to capture your heart. Don't miss out on the opportunity to make this house your home sweet home.

Basement

15'7 x 19'10, 10'10 x 20'8 (4.75m x 6.05m, 3.30m x 6.30m)

Entrance

3'10 x 2'5 (1.17m x 0.74m)

uPVC entrance door opening into the porch with a uPVC double glazed window, leading through to the living room



Living Room

19'6 x 22'3 (5.94m x 6.78m)

With a two large front facing uPVC double glazed window with inbuilt seating, stone fire surround with gas fire, radiator, central ceiling lights and power points. Bespoke wooden staircase leading to the first floor.



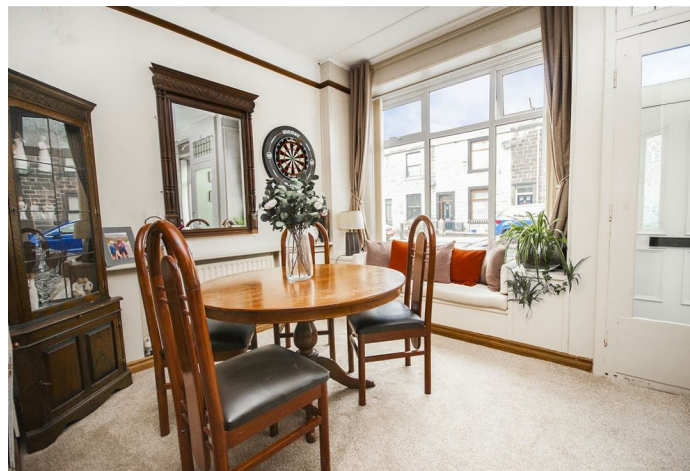
Alternative view



Dining Room

13'6 x 14'4 (4.11m x 4.37m)

Wood effect laminate flooring, radiator and power points, open plan to the kitchen. and access to the utility room and downstairs WC



Open Plan Kitchen/Diner

8'10 x 13'3 (2.69m x 4.04m)

Double uPVC patio doors, wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, space for a range style cooker and fridge freezer, inset ceiling spot lights.



Alternative View



Utility Room

3'5 x 13'0 (1.04m x 3.96m)

uPVC door to the side elevation, laminate wood effect flooring, storage space

WC

6'4 x 3'3 (1.93m x 0.99m)

Opaque uPVC window, low flush WC and a hand wash basin with vanity

First Floor Landing

7'4 x 12'10 (2.24m x 3.91m)

Bedroom One

14'4 x 18'2 (4.37m x 5.54m)

Front and side facing uPVC double glazed windows, fitted wardrobes radiator, power points and a central ceiling light



Bedroom Two

14'9 x 9'4 (4.50m x 2.84m)

Side and rear facing uPVC double glazed windows, radiator, power points and a central ceiling light



Bedroom Three

12'8 x 9'9 (3.86m x 2.97m)

Side facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Four

7'6 x 18'2 (2.29m x 5.54m)

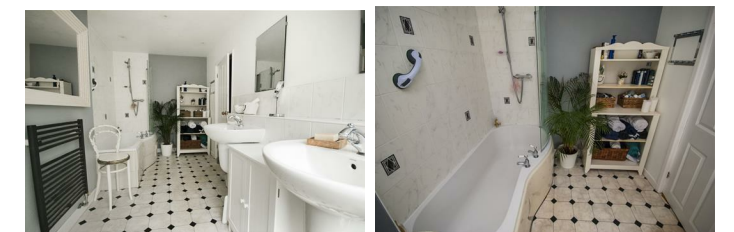
Front facing uPVC double glazed window, wood effect laminate flooring, radiator, power points and a central ceiling light



Bathroom

7'4 x 12'10 (2.24m x 3.91m)

Partially tiled with vinyl flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed p-shaped bath with thermostatic shower and screen, low flush WC and a his'n'hers hand wash basin with pedestal.



Tenure - Leasehold

Council Tax - Rossendale band B