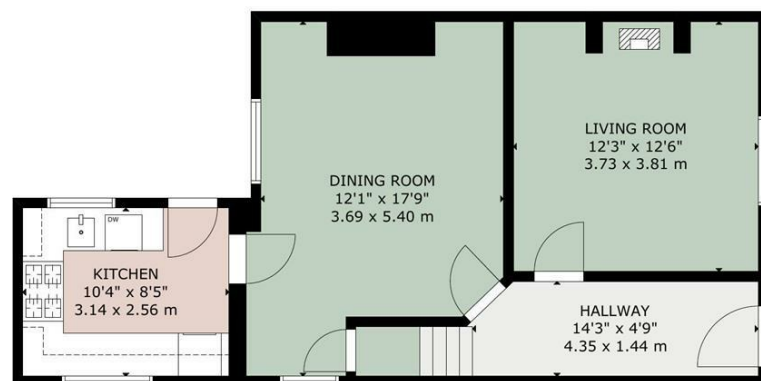




FIRST FLOOR



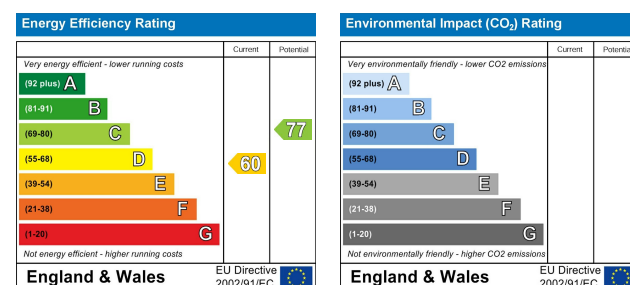
GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 99 m²/1,067 sq ft
GROUND FLOOR: 50 m²/540 sq ft, FIRST FLOOR: 49 m²/527 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9QF What three words -
///cowboy.cliff.nips



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



CHARLES LOUIS
HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



302 Bolton Road West
Ramsbottom, Bury, BL0 9QF

Price guide £290,000



- Offered for sale with no onward chain
- Bright and airy living room with separate dining room
- Three bedrooms, including two doubles and a good-sized single
- Convenient Ramsbottom location close to shops, schools, countryside and transport links
- End terraced property with generous living space across two floors
- Well-proportioned fitted kitchen positioned at the rear
- Modern family bathroom serving all bedrooms
- Tenure - Leasehold, Council Tax - Bury band C, EPC - rated D

302 Bolton Road West

Ramsbottom, Bury, BL0 9QF

****SOLD WITH NO CHAIN****WELL PRESENTED THREE BEDROOM END TERRACED PROPERTY****LOCATED IN A WELL SOUGHT AFTER AREA****Bolton Road West is a spacious and well-presented three-bedroom end terraced property, offered for sale with no onward chain and providing generous living accommodation set across two floors. The ground floor opens with a welcoming hallway leading through to a bright and airy living room, complemented by a separate dining room which provides excellent space for family life and entertaining. To the rear sits a well-proportioned fitted kitchen, completing the ground floor layout.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a good-sized single, all served by a modern family bathroom. The accommodation provides flexibility for a growing family, professionals or those wishing to create a home office. Its end terrace position also allows for additional outside space compared to mid-terrace homes.

Located on Bolton Road West, the property enjoys a convenient setting close to the heart of Ramsbottom, a popular market town with a vibrant mix of independent shops, restaurants and cafés. The area is well served by excellent schools and leisure facilities, while the surrounding countryside, including Holcombe Hill and the West Pennine Moors, offers beautiful walks and outdoor pursuits. With strong road and public transport links, the property provides easy access into Bury, Bolton and Manchester, making it ideal for commuters as well as those seeking a balance between town and country living.

Please note: Some images within this brochure have been virtually staged for illustrative purposes only. The furnishings, fittings, and décor shown are computer-generated and may not represent the current physical state of the property. These images are intended to help showcase the property's potential.

Entrance Hallway

14'3 x 4'9 (4.34m x 1.45m)
Composite entrance door opens into the entrance hallway with wood effect Italian tile flooring. Access to living room, dining room and kitchen. Stairs to the first floor.

Living Room

12'3 x 12'6 (3.73m x 3.81m)
With a front facing UPVC double glazed window, newly laid carpet flooring, central ceiling light, fireplace with wood mantel above a multi fuel burner, radiator, TV point and power points..



Dining Room

12'1 x 17'9 (3.68m x 5.41m)
With a rear facing UPVC double glazed window, wood effect Italian tile flooring flooring, spotlighting, radiator and power points.



Kitchen

10'4 x 8'5 (3.15m x 2.57m)
With a side facing UPVC double glazed windows, wood effect Italian tile flooring flooring, a range of cream shaker style wall and base units with contrasting wooden work surfaces, inset ceramic sink and drainer unit, built in electric oven, gas hob with extractor hood, integrated fridge/ freezer and composite door opening into the rear yard.



First Floor Landing

16'1 x 7 (4.90m x 2.13m)

Bedroom One

12'1 x 12'3 (3.68m x 3.73m)
With a rear facing UPV double glazed window, spotlighting, radiator and power points.



Bedroom Two

12'2 x 10 (3.71m x 3.05m)
With a front facing UPVC double glazed window spotlighting, radiator and power points.



Bedroom Three

9 x 7 (2.74m x 2.13m)
With a front facing UPVC double glazed window, spotlighting, radiator and power points.



Bathroom

10'3 x 7'10 (3.12m x 2.39m)
With a rear facing opaque UPVC double glazed window, fully tiled, underfloor heating, heated towel rail, extractor fan, walk in shower cubicle with mains fed waterfall shower and hand held attachment, tiled panel bath, low flush WC, hand wash basin with vanity unit and LED mirror over.



Loft

Ladder access to a fully boarded loft space

Rear Yard

Low maintenance courtyard, with stone flooring, access to the rear. Outhouse storage with electric points.

