

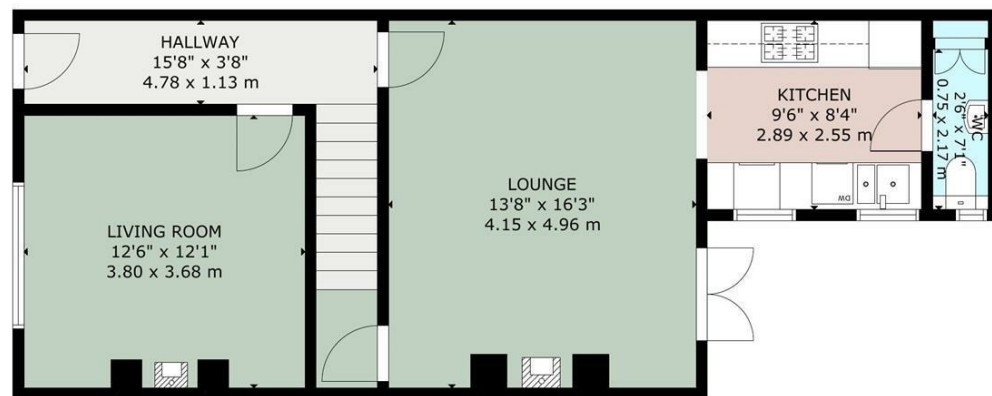
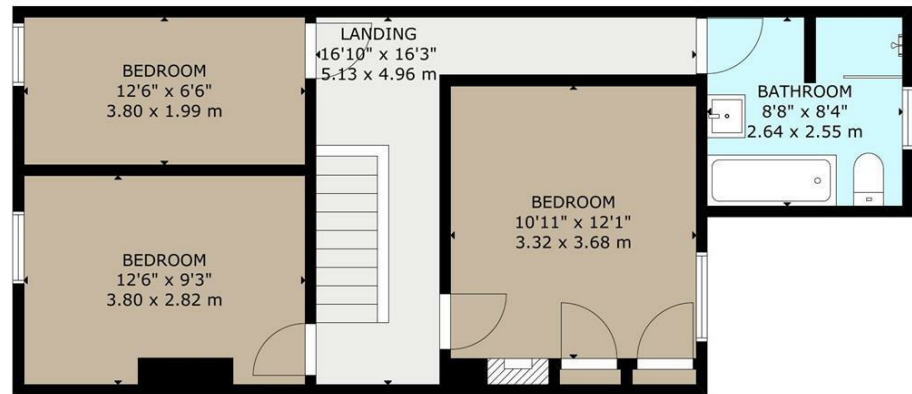


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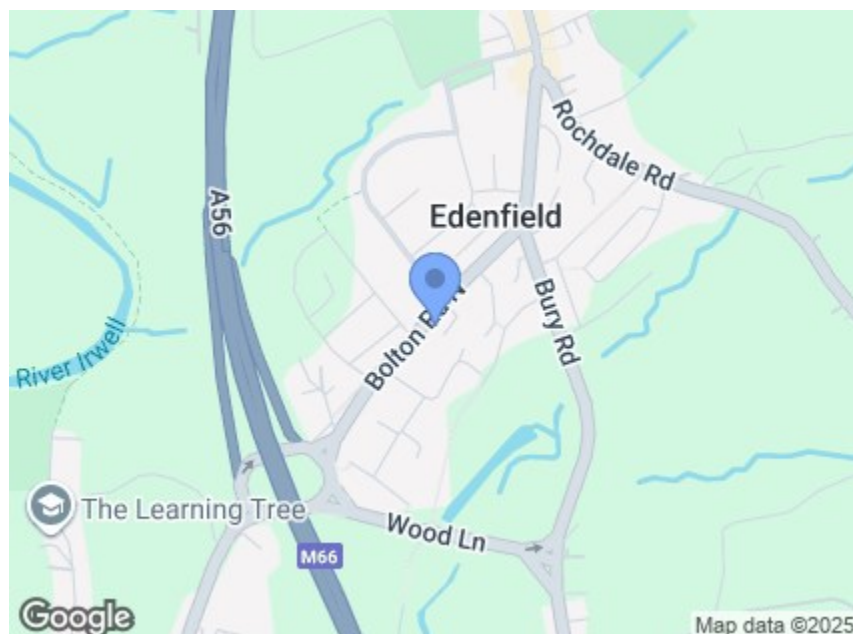


GROSS INTERNAL AREA
TOTAL: 107 m²/1,154 sq ft
GROUND FLOOR: 55 m²/593 sq ft, FIRST FLOOR: 52 m²/561 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



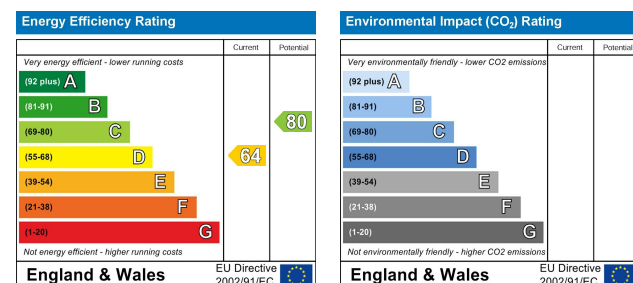
33 Bolton Road North
Ramsbottom, Bury, BL0 0HB

Asking price £299,950



Directions

Postcode - BL0 0HB What three words -
///accompany.throat.nesting



- Spacious and well-presented three-bedroom mid-terrace home
- Modern fitted kitchen with ample storage and worktop space
- Three well-proportioned bedrooms, including a generous master
- Prime location close to Ramsbottom town centre, transport links, countryside walks, and well-regarded schools
- Two generously sized reception rooms, ideal for relaxing or entertaining
- Convenient downstairs WC and stylish family bathroom
- Low-maintenance private rear yard, perfect for seating or storage
- Tenure - Leasehold, Council Tax band - Rossendale band D, EPC rated D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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33 Bolton Road North

Ramsbottom, Bury, BL0 0HB

This spacious and well-presented three-bedroom mid-terrace home combines character with practicality, offering a versatile layout ideal for modern family living. The ground floor features two generously sized reception rooms, perfect for relaxing or entertaining, alongside a modern fitted kitchen with ample storage and worktop space. The addition of a downstairs WC enhances convenience for everyday life. Upstairs, you'll find three well-proportioned bedrooms, including a generous master, and a stylish family bathroom finished to a high standard. Externally, the property benefits from a private rear yard, providing a low-maintenance outdoor area suitable for seating, entertaining, or storage.

Situated on Bolton Road North, the home enjoys a prime position within walking distance of Ramsbottom's bustling town centre, renowned for its independent shops, artisan cafes, award-winning restaurants, and lively events calendar. The area boasts excellent transport links to Bury, Bolton, and Manchester, with motorway access close by. Nature lovers will appreciate the proximity to scenic countryside, including Holcombe Hill and the surrounding walking trails. Well-regarded local schools and strong community spirit make this location especially attractive for families and those seeking a balanced lifestyle between town and country living.

Entrance Hallway

Composite entrance door opening into the hallway, wooden flooring, coving, radiator and stairs ascending to the first floor.

Lounge

With a front facing uPVC window with stained glass top section, picture rail, coving and picture rail, radiator, power points, central ceiling light and wood burning stove with wooden beamed mantel



Dining Room

uPVC double patio doors leading to the rear yard, coving and picture rail, radiator, power points, central ceiling light and wood burning stove with wooden beamed mantel and convenient under-stair storage



Kitchen

Stone flooring, fitted with a range of wall and base units with a contrasting wooden work tops, inset sink and drainer with a mixer tap, space for an oven and hob with extractor fan above, plumbing a washing machine, space for a fridge freezer, central ceiling spot lights and to the downstairs WC.



Downstairs WC

A WC and handwash basin

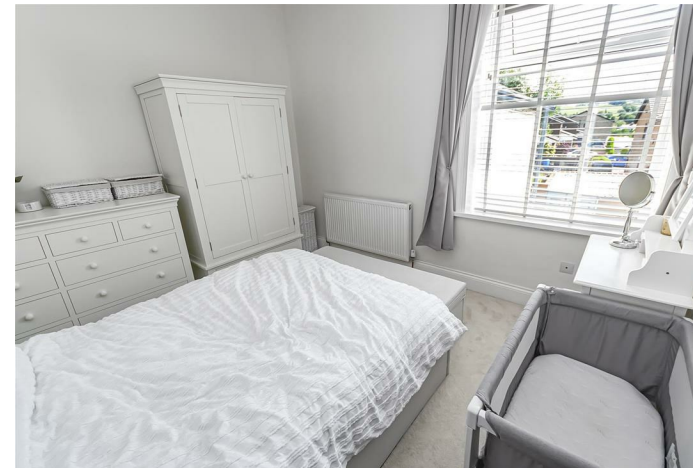


First Floor Landing

Access to all three bedrooms, bathroom and loft access.

Bedroom One

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



Bedroom Two

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



Bedroom Three

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



Bathroom

Partially tiled with wood effect flooring, extractor fan, four piece bathroom suite comprising of a panel enclosed bath, low flush WC, a hand wash basin with vanity and a walk-in shower with glass enclosure and a thermostatic controlled shower.

Rear Yard

Private and secure rear yard with access to the back and original stone flooring.