



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
England & Wales		
EU Directive 2002/91/EC		

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.

Bolton Road West, Ramsbottom, BL0 9ND

Offers Over £249,950

A FANTASTIC FAMILY HOME

Located on Bolton Road West in the charming town of Ramsbottom, Bury, this delightful terraced house offers a perfect blend of modern living and traditional character. With three spacious double bedrooms spread over three floors, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts. The family bathroom features a stylish four-piece suite, ensuring comfort and convenience for all residents.

The property boasts a low-maintenance yard, allowing you to enjoy outdoor space without the burden of extensive upkeep. Its mid-terrace position offers a sense of community while still providing privacy.

Situated in a great location, this home is close to a range of amenities, making daily life convenient and enjoyable. Whether you are looking for local shops, schools, or parks, everything you need is within easy reach.

This terraced house on Bolton Road West is a wonderful opportunity for those seeking a comfortable and well-located home in Ramsbottom. With its generous living space and modern features, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.

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**3****1****2****E**

- Tenure Leasehold
 - On Street Parking
 - Two Spacious Reception Rooms
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Ideal Family Home
- EPC Rating E
 - Viewing Essential
 - Fitted Kitchen And Four Piece Bathroom Suite

Ground Floor

Entrance

Composite frosted door to reception room one.

Reception Room One

16'7 x 13'11 (5.05m x 4.24m)

UPVC double glazed window with shutters, central heating radiator, wooden beams, ceiling fan light, open fireplace with surround, exposed stone elevation, stairs to first floor, door to reception room two and tiled floor.

Reception Room Two

15'6 x 13'11 (4.72m x 4.24m)

Hard wood single glazed window, central heating radiator, wooden beams, exposed stone elevation, ceiling fan light, feature wall light, spotlights, open fire, open arch to kitchen and wood effect laminate flooring.

Kitchen

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed window with shutters, UPVC frosted window and door to rear, central heating radiator, gloss wall and base units, laminate work top, tiled elevation, composite one and a half sink and drainer with mixer tap, integrated oven, four ring induction hob, tiled splash back and extractor hood, plumbed for washing machine, integrated fridge freezer, access to Worcester boiler, spotlights and tiled effect flooring.

First Floor

Landing

15'7 x 14'1 (4.75m x 4.29m)

Doors to two bedrooms, bathroom, central heating radiator, stairs to second floor and wood effect laminate flooring.

Bedroom One

13'10 x 12'9 (4.22m x 3.89m)

UPVC double glazed window with shutters, central heating radiator, coving, storage, ceiling light fan and wood effect laminate flooring.

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

11'4 x 7' (3.45m x 2.13m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin, enclosed direct feed rainfall shower with rinse head, panel bath, part tiled elevation and wood effect elevation, spotlights, extractor fan, storage and tiled floor.

Second Floor

Bedroom Three

15'10 x 14' (4.83m x 4.27m)

Velux window, central heating radiator and under eave storage, wood floor.

External

Rear

Enclosed yard with paving and decking.

Front

Enclosed paved courtyard, stone chippings and bedding area.

