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Bolton Road West, Bury, BL0 9PE

Offers Over £240,000

THE PERFECT FAMILY HOME - SOLD WITH NO ONWARDS CHAIN

Nestled in the desirable area of Ramsbottom, this charming end-terraced house on Bolton Road West presents an exceptional opportunity for families seeking a spacious and inviting home. With two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living. The two reception rooms provide ample space for relaxation and entertaining, while the fantastic loft conversion adds versatility, making it ideal for a home office or playroom.

The interior boasts a neutral décor, allowing you to easily personalise the space to reflect your own style. With modern fixtures and fittings throughout, this home is ready for you to move straight in without the hassle of renovations. The property is a complete blank canvas, inviting you to add your own unique touch.

Conveniently located just a stone's throw from the bustling town centre of Ramsbottom, you will find an array of local shops, cafes, and amenities at your fingertips. The property is also well-served by public transport links and is in close proximity to local schools, making it an ideal choice for families. Additionally, major motorway connections are easily accessible, ensuring that commuting is a breeze.

Presented and maintained to the highest standard, this property is truly not to be missed. With no chain delay, you can seize the opportunity to make this delightful house your new family home. Don't hesitate to arrange a viewing and experience all that this wonderful property has to offer.

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

- Tenure Leasehold
 - On Street Parking
 - Two Well Proportioned Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band C
 - No Chain Delay
 - Abundance Of Indoor Space
- EPC Rating E
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted leaded door to vestibule.

Vestibule

4' x 3'8 (1.22m x 1.12m)

Coving, dado rail, tiled effect vinyl flooring and hard wood single glazed frosted door to hall.

Hall

10'7 x 3'8 (3.23m x 1.12m)

Central heating radiator, coving, corbel, doors to two reception rooms and stairs to first floor.

Reception Room One

12'1 x 11'6 (3.68m x 3.51m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, picture rail, alcove shelving and television point.

Reception Room Two

16'3 x 11'11 (4.88m[0.91m x 3.63m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, cast iron multi fuel burner with stone hearth and oak mantle, television point, under stairs storage and door to kitchen.

Kitchen

12'5 x 6'10 (3.78m x 2.08m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for double electric oven with four ring gas hob, integrated extractor hood, space for fridge freezer and washing machine, tiled floor and composite double glazed frosted leaded door to rear.

First Floor

Landing

16'3 x 5' (4.95m x 1.52m)

UPVC double glazed window, coving, smoke alarm, doors to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

16'3 x 11'6 (4.95m x 3.51m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed window, central heating radiator, integrated storage and shelving.

Bathroom

9'5 x 4'11 (2.87m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with direct feed rainfall shower and rinse head with mixer tap, tiled elevation, spotlights and tiled floor.

Second Floor

Loft Room

15'8 x 15'1 (4.78m x 4.60m)

Velux window, central heating radiator, fitted wardrobe, exposed beams, smoke alarm and television point.

External

Rear

Paved yard

Front

Garden fronted.



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