



pearson
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195 BOLTON ROAD NORTH
Bury, BL0 0NA
£800,000

195 BOLTON ROAD NORTH

Property at a glance

- substantial barn conversion
- four bedrooms
- superbly presented
- good m-way access
- close to the town centre
- large detached stone outbuilding/workshop

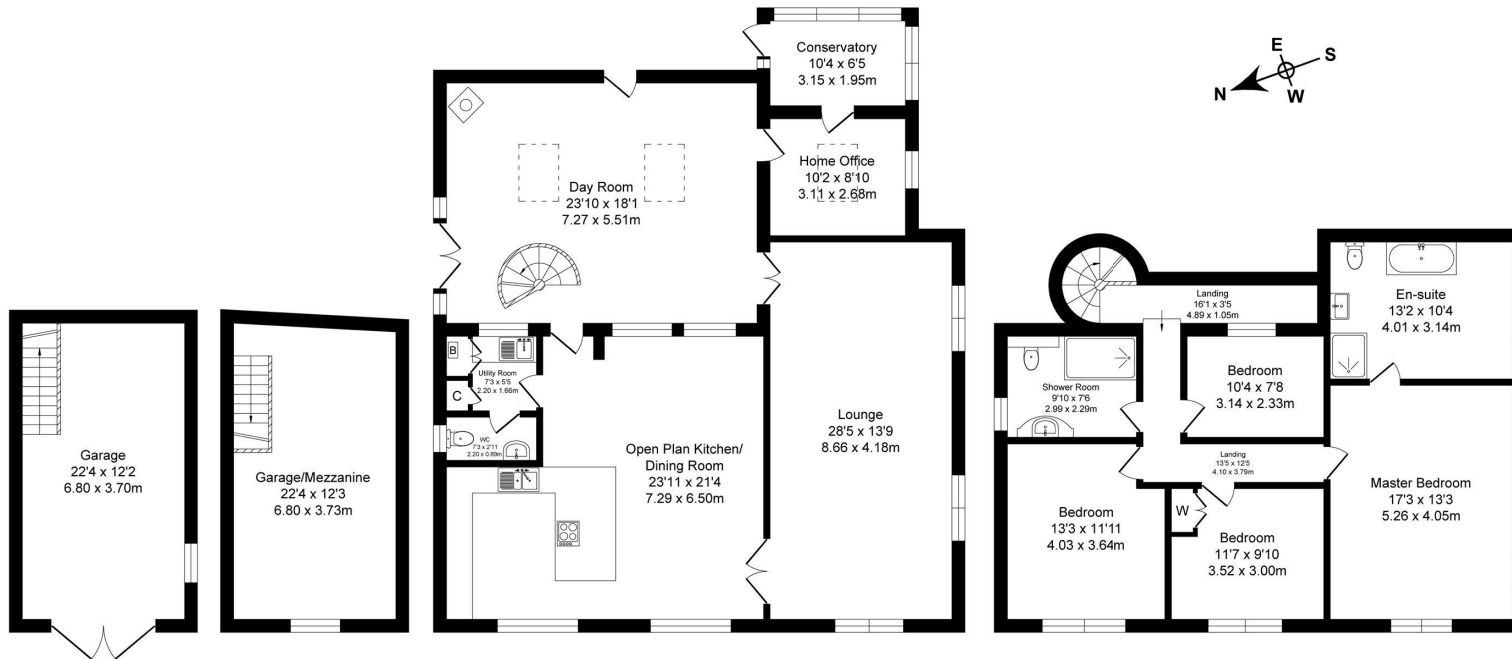
Bolton Road North, Ramsbottom is a substantial and immaculately presented, four bedroom barn conversion, located within easy reach of Ramsbottom town centre and the nearby motorway network. Superbly presented by the present owners and available for sale for the first time since its conversion in the late 1980's. The house is double glazed and warmed by gas fired central heating with a recently installed gas fired boiler as well as a multi-fuel stove located in the large reception hallway/games room. The accommodation briefly comprises; large reception/games room with stone flooring and access to the enclosed patio garden, a galleried level, living room, study (leading to a rear glazed garden room), stylish family kitchen/dinner with integrated 'Miele' Fan, Steam and Microwave ovens, further integrated appliances, utility room with guest WC/cloaks. First floor, four bedrooms, the main with large ensuite bathroom and an additional stunning main bathroom/shower room. Outside there is a cobbled side driveway giving access to a large stone garage/workshop (used in the 1900's to house the fire engine for the nearby Rosebank mill). Freehold Property/Council Tax Band E





Bolton Road North, Ramsbottom
 Total Approx. Floor Area 3082 Sq.ft. (286.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage Ground Floor
 Approx. Floor Area 272 Sq.Ft (25.3 Sq.M.)

Garage First Floor
 Approx. Floor Area 268 Sq.Ft (24.9 Sq.M.)

Ground Floor
 Approx. Floor Area 1545 Sq.Ft (143.5 Sq.M.)

First Floor
 Approx. Floor Area 997 Sq.Ft (92.6 Sq.M.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
102 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			
EU Directive 2002/91/EC	73	79	
England & Wales			

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
82 plus+ A					
61-81 B					
40-60 C					
20-39 D					
10-19 E					
1-9 F					
0 G					
Not environmentally friendly - higher CO ₂ emissions					
EU Directive 2002/91/EC					
England & Wales					

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