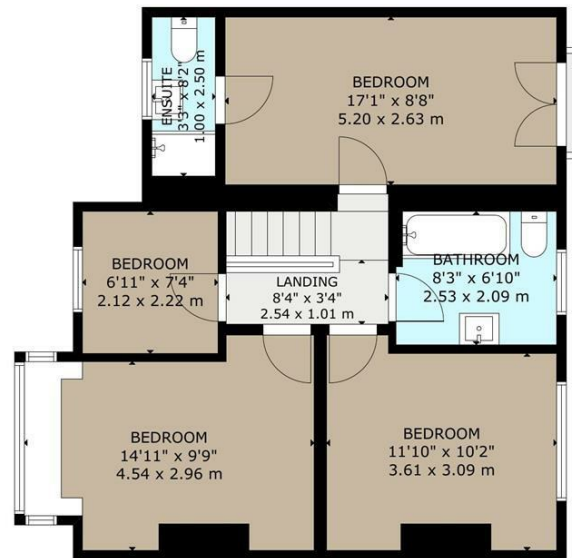


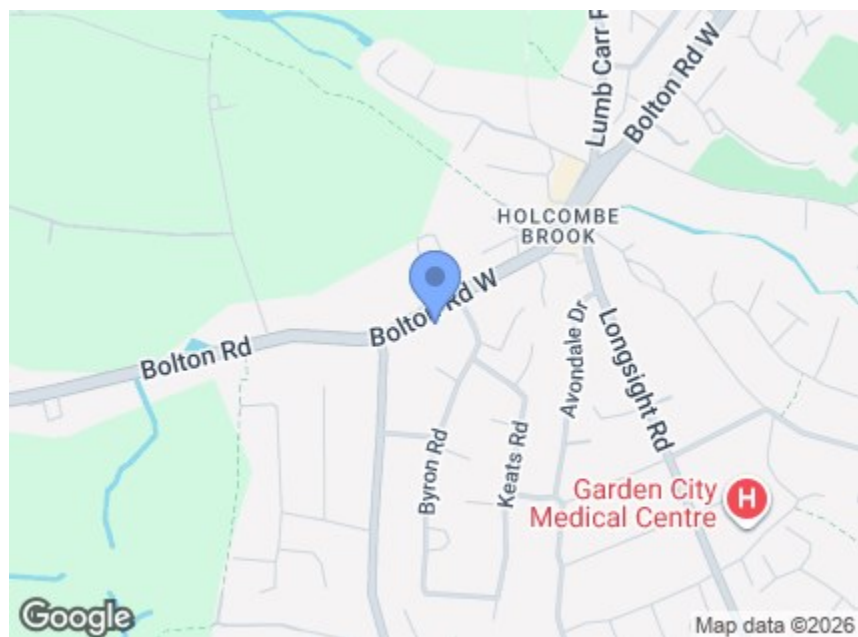


GROUND FLOOR



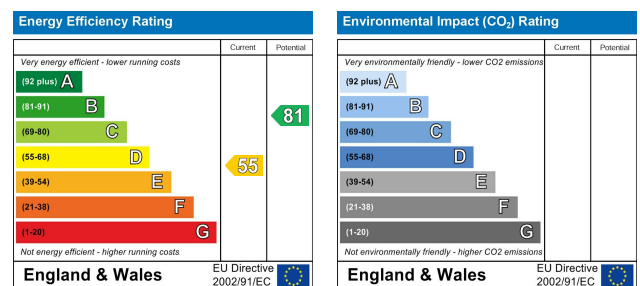
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 145 m²/1,566 sq.ft
GROUND FLOOR: 84 m²/908 sq.ft, FIRST FLOOR: 61 m²/658 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9RN What3words - ///evening.solved.stirs



483 Bolton Road West
Ramsbottom, Bury, BL0 9RN

Price £500,000



- Well presented extended four bedroom semi detached home
- Separate living room plus additional office/lounge for flexible use
- Set in a quiet and well sought after location in Holcombe Brook
- Close to local amenities, schools, transport links and country walks
- Impressive open plan kitchen diner with central island, with separate utility room
- En-suite with master bedroom, modern family bathroom and downstairs WC
- Large garden to rear with driveway parking to front
- Tenure - Freehold, Council Tax - Bury band D, EPC awaiting

483 Bolton Road West

Ramsbottom, Bury, BL0 9RN

Situated in a popular and convenient location, 483 Bolton Road West is a spacious and well-presented four-bedroom family home offering versatile accommodation across two floors. The property is ideal for growing families, combining generous living space with a practical layout and modern open-plan living.

To the ground floor, the home is centred around a superb open plan kitchen diner, forming the heart of the property with ample space for cooking, dining and entertaining, with direct access to a balcony area. In addition, there is a separate living room providing a cosy retreat, along with a further office/lounge offering flexibility for home working or additional reception space. A useful utility room and WC complete the ground floor.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities. The remaining bedrooms are served by a modern family bathroom, all accessed via a central landing.

Externally, the property benefits from outdoor space including a balcony and surrounding areas, perfect for relaxing or entertaining. This is a fantastic opportunity to acquire a substantial home in a sought-after location, close to local amenities, transport links and reputable schools.

Hallway

19'3" x 5'11" (5.88m x 1.81m)
A welcoming entrance hallway accessed from the side elevation, providing a strong sense of space on arrival. The hallway offers access to the principal ground floor rooms, with doors leading to the living room, kitchen diner and office/lounge, along with staircase rising to the first floor. Ideal for coats and shoe storage.

Living Room

14'9" x 10'11" (4.50m x 3.33m)
Positioned to the front of the property, this well-proportioned reception room benefits from a pleasant outlook via a large window, allowing for plenty of natural light. A comfortable space for everyday living, with ample room for sofas and media furniture.



Alternative View



Office

17'4" x 8'8" (5.30m x 2.66m)
Located to the opposite side of the ground floor, this versatile room spans the depth of the property and enjoys dual aspect light. Ideal as a home office, snug, playroom or even occasional guest space depending on requirements.

Kitchen Diner

23'1" x 18'2" (7.06m x 5.56m)
A standout feature of the home, this expansive open plan kitchen diner stretches across the rear of the property. The kitchen area is centred around a large island with additional worktop and storage space, complemented by extensive cabinetry. There is ample room for a full dining table and informal seating, making it perfect for entertaining and family life. Double doors provide direct access out to the balcony, enhancing the indoor-outdoor flow.



Alternative View



Utility Room

9'8" x 8'8" (2.96m x 2.66m)
Conveniently positioned just off the kitchen, the utility offers further worktop space, plumbing for appliances and additional storage, keeping the main kitchen area clutter-free. External access may also be available depending on use.

WC

2'7" x 5'6" (0.81m x 1.69m)


First Floor Landing

8'3" x 3'3" (2.54m x 1.01m)
A central landing providing access to all first floor rooms, with a compact and efficient layout.

Bedroom One

17'0" x 8'7" (5.20m x 2.63m)
Situated across the rear of the property, this generous principal bedroom benefits from excellent proportions, easily accommodating a double bed and fitted furniture. Dual access points and a light, airy feel make this a comfortable retreat.



En-Suite

3'3" x 8'2" (1.00m x 2.50m)
Accessed directly from the principal bedroom, fitted with a shower enclosure, WC and wash hand basin.



Bedroom Two

14'10" x 9'8" (4.54m x 2.96m)
Located to the front left, this is a spacious double bedroom with room for wardrobes and additional furnishings, ideal for family members or guests.



Bedroom Three

11'10" x 10'1" (3.61m x 3.09m)
Positioned to the front right, another well-proportioned double bedroom offering a pleasant outlook and flexible use.



Bedroom Four

6'11" x 7'3" (2.12m x 2.22m)
A single bedroom located centrally, perfect as a nursery, dressing room or home office.



Bathroom

8'3" x 6'10" (2.53m x 2.09m)
Located off the landing, the family bathroom is well-sized and fitted with a bath, WC and wash hand basin, serving the remaining bedrooms.



Externally

To the front, a generous driveway provides off-road parking for multiple vehicles and a smart, modern approach. To the rear, a landscaped, tiered garden offers a spacious patio, balcony access from the kitchen diner and a lower level with artificial lawn and mature planting, creating a private and versatile outdoor space ideal for both entertaining and family use.

