



Bolton Road North, BL0 0SA £1,050 PCM

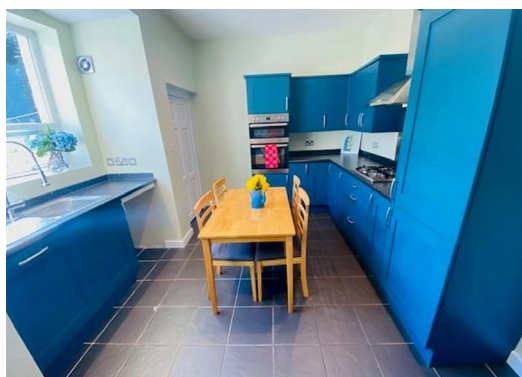
This well-presented, modern three-bedroom mid-terrace property is arranged over three floors and is ideally situated in the highly sought-after area of Stubbins, Ramsbottom.

The accommodation briefly comprises an entrance vestibule, a spacious front lounge featuring an attractive exposed wooden beam, and a stylish, contemporary fitted kitchen. The upper floors offer two generous double bedrooms, a well-proportioned single bedroom, and a modern three-piece family bathroom complete with a shower over the bath.

Further benefits include gas central heating, uPVC double glazing, neutral décor, and quality neutral carpets throughout, providing a bright and welcoming living environment ready to move into.

Externally, the property enjoys a private, enclosed paved rear garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 Email: enquiries@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk