

# Bolton Road North

STUBBINS





## 267 Bolton Road North

Tucked along Bolton Road North, this well-maintained and newly redecorated property is the ideal blank canvas to start your next chapter. With fresh finishes, light-filled rooms, and thoughtful upkeep throughout, it offers a bright and practical space that's ready to move straight into, with scope to make it truly personal over time.

# Welcome Home

Step through the front door into a welcoming porch, a generous space with room to hang coats, kick off muddy boots, and stash the day's essentials before heading inside.

The lounge is spacious and contemporary, with a soft grey carpet underfoot and fresh neutral paintwork throughout. Feature wallpaper highlights either side of the chimney breast, adding a touch of character. Overhead, spotlights keep the room feeling bright all day long, and the large layout offers multiple options for arranging furniture.

Tucked under the stairs, a deep storage cupboard keeps clutter neatly out of sight, ideal for vacuum cleaners, coats, or household bits and bobs that need a home.





## Culinary Delights

Pass the staircase and head through into the kitchen, where high ceilings and exposed beams lend a subtle character to the clean, fresh design. Cabinets and worktops wrap around the room, giving plenty of surface area for meal prep, storage, and small appliances. There's space here for a washing machine, dishwasher and tall fridge-freezer alongside the integrated oven, and gas hob.



# Refresh & Revive

Upstairs, two double bedrooms continue the neutral scheme and bright feel. To the left, a rear-facing bedroom with laminate flooring offers a peaceful retreat overlooking the garden. This room neatly houses the boiler and would make an excellent guest room, study, or peaceful sleep space. Just off the landing, a loft hatch provides access to a fully boarded loft, an invaluable addition for extra storage.

Across the landing sits the principal bedroom, where there's ample space for a double bed, wardrobes, and drawer storage. Natural light floods in from the front window, and the fresh neutral tones give it a calm, easy feel that works with any style.

At the end of the landing, the bathroom is clean and modern, with tiling underfoot and a stylish chrome towel radiator. A feature tile behind the toilet and sink adds subtle character, while the capacious walk-in shower provides a practical and comfortable space to prepare for the day ahead or unwind before relaxing into the evening.

A frosted window allows light to fill the space, and a storage cupboard keeps towels and toiletries close to hand without taking up floor space.





## Serene Space

To the rear, the garden is fully flagged, making it a practical and low-maintenance spot to enjoy outdoor living. There's plenty of room here for planters, bistro furniture, and seasonal pots, creating an easy-going space to enjoy a morning coffee, tend to a few herbs, or dine outdoors on warmer evenings. A gated access to the rear adds convenience, while the enclosed layout ensures privacy.

Perfect for first-time buyers, downsizers, or anyone looking for a move-in-ready home with potential to personalise, 276 Bolton Road North offers a smart, simple, and well-cared-for base. Everything's been freshly finished, so the hard work has already been done; what remains is the opportunity to make it yours.



# Out & About

Tucked between countryside calm and vibrant village life, Bolton Road North in Stubbins offers the perfect setting for those seeking a lifestyle of ease, charm, and connection. Surrounded by local favourites, everything you need is quite literally on your doorstep.

Start your morning with a coffee from Starbucks, located at the nearby petrol station, or grab a bite from Greggs on the go. Pick up your essentials from the well-stocked P & J Emmott Village Store or browse the local businesses over the road at Cuba Industrial Estate, where you'll find the likes of Burning Desire fireplace showroom and Evolving Fitness yoga studio.

Dining in or dining out is made easy, with Stubbins Tandoori takeaway just a few doors down and the ever-popular Village Chippy just up the road for a classic fish supper. Pamper yourself at the hair salon next door or book in a grooming appointment for your four-legged friend at Top Wags dog groomers.

For families, the highly regarded Stubbins Primary School is within walking distance, making the morning school run a breeze. Enjoy fresh air and weekend wanders at The Ashton Goit Garden or head a little further into Ramsbottom for riverside strolls, play parks and the ever-popular Nuttall Park.

Only a mile away, Ramsbottom continues to shine as one of the North West's most desirable towns, celebrated for its independent spirit and regularly featured in The Sunday Times' 'Best Places to Live'. Discover a rich blend of boutique shops, artisan bakeries, and cosy pubs. Favourites include Tre Ciccio, an Italian restaurant known for its wood-fired pizzas and vibrant atmosphere, and the Holcombe Tap, voted Ramsbottom's cosiest pub, where open fires and crafted cocktails await.

Ale lovers can't miss Irwell Works Brewery Tap, serving up local legends like Mad Dogs and Englishmen. For the best views in town, hike up to Peel Tower on Holcombe Hill and take in the stunning scenery stretching across the Irwell Valley. Everyday convenience is a given, with Aldi, Tesco and Morrisons all close by. Stay active at Ramsbottom Leisure Centre, just a short drive away, or explore the area's nature trails and hill walks right from your doorstep.

Families are spoilt for choice when it comes to education, with nearby options including Hazelhurst Primary, St Andrew's, St Joseph's, Peel Brow, and Woodhey High School all within a short drive.

Commuters benefit from excellent connections with the M66 and A56 placing Bury, Bolton, Burnley, and Blackburn within easy reach. And with direct express bus services to Manchester from nearby Stubbins, city connections are smooth and stress-free.

Whether you're seeking a slower pace, space to grow, or a lively village community surrounded by nature—Bolton Road North delivers it all. Character, convenience and countryside combine in one unbeatable location.



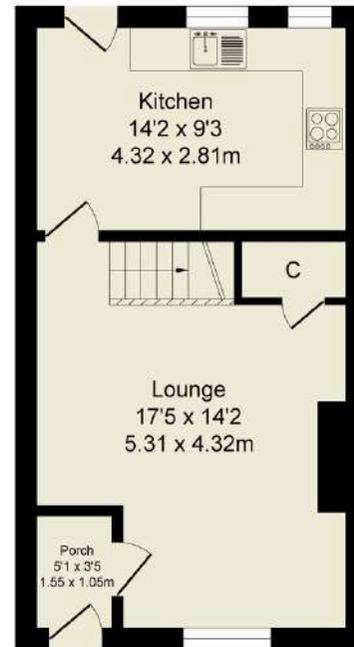
# The Finer Details

- Beautifully Presented Mid Stone Terrace
- Newly Renovated Throughout
- Two Double Bedrooms
- Charming Kitchen with Rustic Beams
- Located in the Heart of Stubbins
- Within Walking Distance to Ramsbottom
- Bury Council Tax Band A
- Freehold with Rent Charge £1.65 per Annum

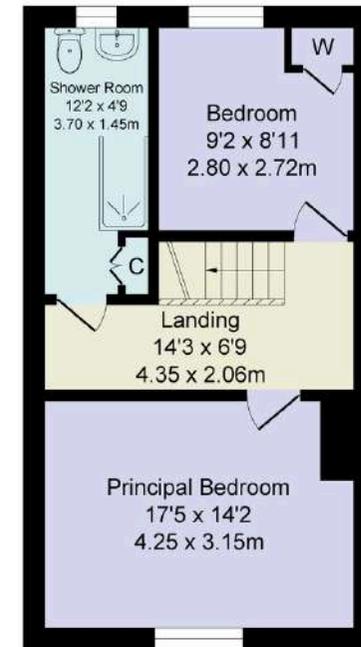
**Total Approx. Floor Area 772 Sq.ft. (71.8 Sq.M.)**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Approx. Floor Area 386 Sq.Ft



**First Floor**  
Approx. Floor Area 386 Sq.Ft



WAINWRIGHTS  
ESTATE AGENTS

To view Bolton Road North,  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)