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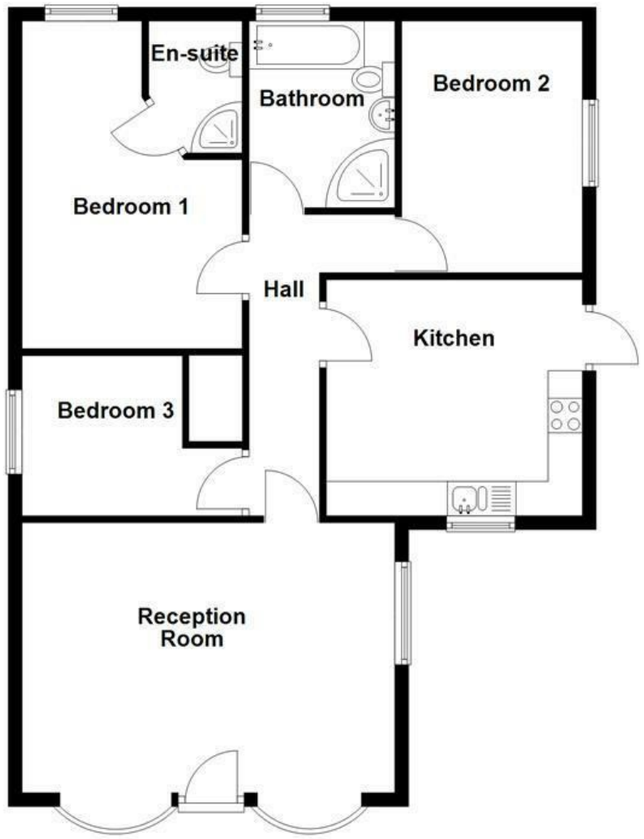
Ground Floor



# Bolton Road North, Bury, BLO OEZ

## £229,950

THREE-BEDROOM BUNGALOW IN RAMSBOTTOM

Nestled on Bolton Road North in the charming town of Ramsbottom, Bury, this delightful bungalow offers a perfect blend of comfort and convenience. The property boasts a generous reception room, providing an inviting space for relaxation and entertaining guests. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. One of the bedrooms features an ensuite shower room, adding a touch of luxury and privacy.

The well-equipped kitchen is not only functional but also versatile, as it can easily serve as a dining area, making it perfect for family meals or gatherings with friends. The layout of the bungalow ensures that every room is easily accessible, promoting a sense of openness and flow throughout the home.

Additionally, the property benefits from off-road enclosed parking, providing peace of mind and convenience for residents and visitors alike. This bungalow is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-designed home. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers.

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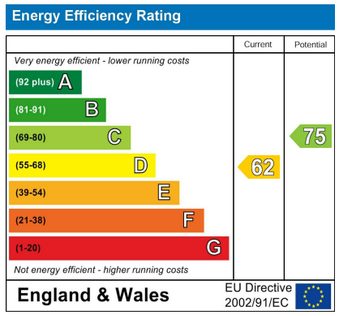


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# Bolton Road North, Bury, BL0 0EZ

## £229,950

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- Tenure Freehold
- Off Road Parking
- Ideal Location
- Close Proximity To Local Amenities
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating D
- Main Bedroom With En Suite Shower Room
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC double glazed frosted door to reception room.

### Reception Room

17'10 x 12'7 (5.44m x 3.84m)

UPVC double glazed window and two UPVC double glazed bay windows, three central heating radiators, electric fire, wood panel elevations and door to hall.

### Hall

14'6 x 2'11 (4.42m x 0.89m)

Doors to three bedrooms, bathroom, kitchen and storage.

### Bedroom One

15'8 x 10'5 (4.78m x 3.18m)

UPVC double glazed frosted window, central heating radiator, loft access and door to en suite.

### En Suite

6'5 x 4'10 (1.96m x 1.47m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, part tiled elevation, extractor fan and tiled effect laminate flooring.

### Bedroom Two

10'7 x 8'8 (3.23m x 2.64m)

UPVC double glazed window, central heating radiator and wall light fittings.

### Bedroom Three

8'6 x 7'8 (2.59m x 2.34m)

UPVC double glazed window and central heating radiator.

### Kitchen

13'1 x 10'11 (3.99m x 3.33m)

UPVC double glazed window, two central heating radiators, wall and base units, laminate work top, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, dishwasher and boiler, plumbed for washing machine, spotlights, wood effect lino flooring and UPVC double glazed door to side elevation.

### Bathroom

8'11 x 6'9 (2.72m x 2.06m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights and wood effect laminate flooring.

## External

### Front

Enclosed paved garden.

### Rear

Paved yard with off road parking.

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