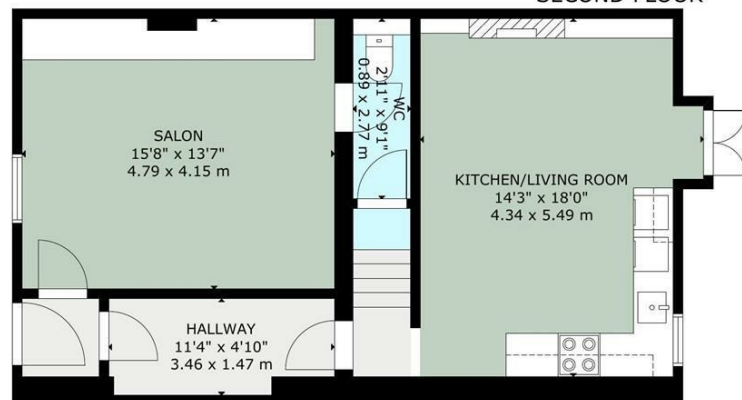




GROSS INTERNAL AREA
TOTAL: 135 m²/1,452 sq ft
GROUND FLOOR: 56 m²/602 sq ft, FIRST FLOOR: 55 m²/594 sq ft, SECOND FLOOR: 24 m²/256 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



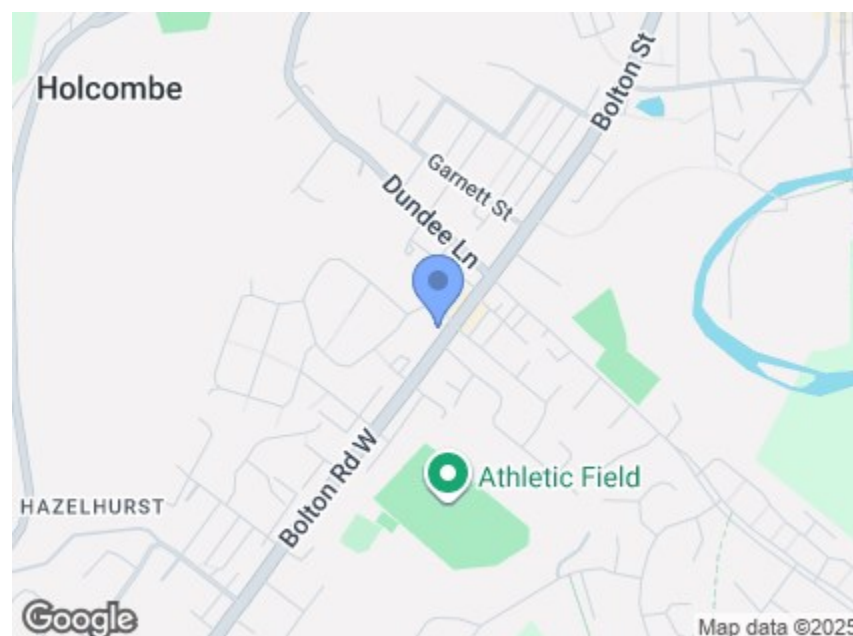
32 Bolton Road West
Ramsbottom, Bury, BL0 9ND

Price guide £259,000



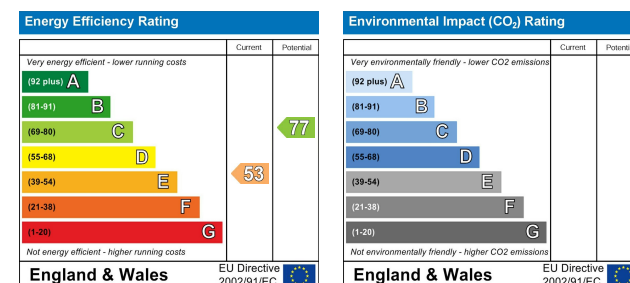
- Spacious three-storey home offering generous and versatile living space
- Large open-plan kitchen/dining/living space with French doors to the rear
- Modern family bathroom with full-size bath and overhead shower
- Highly convenient location close to Ramsbottom town centre, schools, shops, and transport links

- Newly reconfigured ground floor providing two bright reception areas
- Three well-proportioned first-floor bedrooms
- Low-maintenance courtyard garden with storage sheds and gated access
- Tenure - Leasehold, Council Tax - Bury band A, EPC rated E



Directions

Postcode - BL0 9ND What three words -
///pranced.crouches.summit



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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32 Bolton Road West

Ramsbottom, Bury, BL0 9ND

Charles Louis Homes are delighted to present this deceptively spacious three-bedroom terraced ideally located on Bolton Road West in the heart of Ramsbottom. Offering an impressive amount of living space set over three floors, this versatile property is perfect for families, first-time renters, or those seeking a home close to excellent amenities and transport links.

The ground floor has been thoughtfully reconfigured from its former commercial use and now provides a generous residential layout. The large front room offers an ideal living or dining space, featuring a wide bay-style window that adds natural light and a sense of openness. To the rear, a spacious open-plan kitchen and living/dining area creates the perfect social hub, complete with modern cabinetry, ample worktop space, and French doors leading out to the private courtyard garden.

To the first floor, the property offers three well-proportioned bedrooms, each with their own character and flexibility. The contemporary family bathroom includes a full-size bath with shower over, modern tiling, and useful storage.

Externally, the property benefits from a low-maintenance courtyard garden, complete with storage sheds and secure gated access—ideal for outdoor seating, barbecues, or additional storage.

Located within walking distance of Ramsbottom town centre, local schools, restaurants, independent shops, and picturesque countryside walks, this property offers the perfect blend of convenience and lifestyle.

Entrance Hallway

Welcoming entrance hallway with access to the staircase and ground floor rooms, offering a practical space for coats and shoes.

Front Reception Room / Lounge

15'8 x 13'7 (4.78m x 4.14m)
A bright, spacious reception room located at the front of the property, featuring a wide window providing excellent natural light. Ideal as a formal lounge, playroom, or secondary living space depending on lifestyle needs.

Open-Plan Kitchen / Dining / Living Area

14'3 x 18'0 (4.34m x 5.49m)
Located at the rear of the property, this spacious open-plan kitchen, dining, and living area forms the main hub of the home. The kitchen is fitted with modern cabinetry, ample worktop space, and integrated cooking appliances, with room for both dining and relaxed seating. The layout creates a bright and sociable environment, enhanced by French doors that open directly onto the courtyard garden, offering an easy flow between indoor and outdoor space—ideal for everyday living and entertaining.

Ground Floor WC

2'11 x 9'1 (0.89m x 2.77m)
Compact WC with toilet and basin

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)
A large double bedroom with a front-facing window, offering ample room for wardrobes and bedroom furniture.

Bedroom Two

16'5 x 7'0 (5.00m x 2.13m)
Another well-sized double bedroom to front, ideal for guests, children, or home working.

Bedroom Three

10'0 x 11'5 (3.05m x 3.48m)
A generous single bedroom to rear with plenty of natural light—perfect for a nursery, dressing room, or compact office.

Family Bathroom

10'0 x 5'11 (3.05m x 1.80m)
Modern family bathroom comprising of Full-size bath with overhead shower, WC and wash basin, Contemporary tiling, window to rear elevation and inset spots

Loft room

15'1 x 16'11 (4.60m x 5.16m)
Currently used as a bedroom with velux window and lighting.

Courtyard Garden

Low-maintenance paved courtyard with multiple storage sheds and secure gated access. A practical and private outdoor area suitable for seating, barbecues, or additional storage.