



42 BOLTON ROAD WEST
Ramsbottom, BL0 9ND
£895 Per Calendar Month

42 BOLTON ROAD WEST

Property at a glance

- Mid Terrace
- Two bedrooms
- Modern Kitchen
- Attic Room
- Front and rear yard

Bolton Road West, Ramsbottom is a well presented and spacious, two bedroom stone built terrace. The house is within walking distance of Ramsbottom town centre and a short drive to the motorway network. The property benefits from PVC double glazing and is warmed by gas fired central heating and the accommodation briefly comprises; vestibule entrance, living room, kitchen, first floor, two bedrooms, useful loft room for storage and bathroom. Outside there is a garden forecourt and an enclosed rear yard.

Council Tax: B

EPC: D

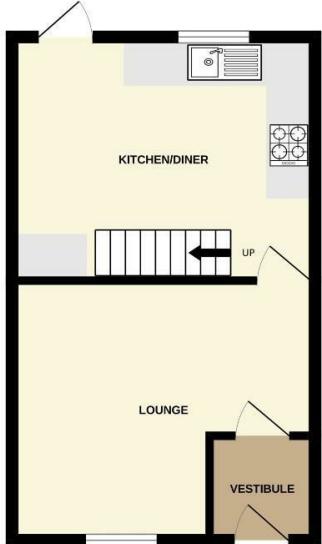
An minimum income of £26,850 PA is required for this property.

Please note, a holding fee equivalent to 1 weeks rent is required upon application.

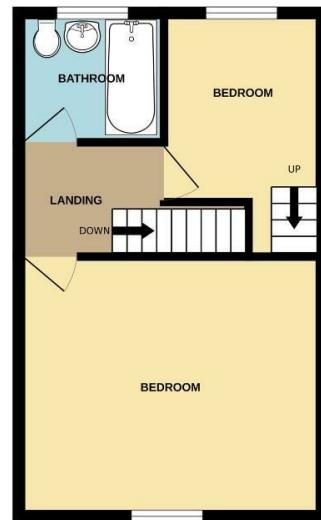




GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			81
(70-80) C			
(55-69) D			63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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