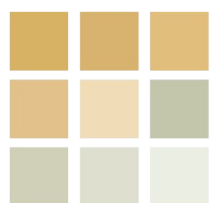




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356 BOLTON ROAD WEST  
Ramsbottom, BL0 9QY  
Offers Over £220,000



# 356 BOLTON ROAD WEST

## Property at a glance

- traditional semi detached
- two bedrooms plus nursery/study
- no onward chain
- parking & gardens
- gas c/heating and d.glazing
- popular location

Bolton Road West, Ramsbottom is a traditionally built, two bedroom semi detached house with nursery/study, located in this popular residential area, directly across from Woodhey School and within easy reach of Holcombe Brook and Ramsbottom centres and a short drive onward to the motorway network. The house will require some refurbishment throughout and is offered for sale with no onward chain. The property benefits from gas fired central heating and is double glazed, the accommodation briefly comprises; entrance hall with stairs to the first floor, lounge & dining room, kitchen, utility room, first floor, two double bedrooms. nursery/study and shower room. Outside there are steps leading up to a garden forecourt and to the rear an enclosed patio garden. Council tax Band B/Leasehold Property unexpired term of 999 years.

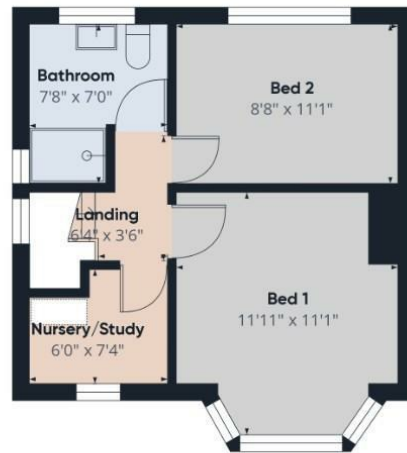








Floor 0



Floor 1

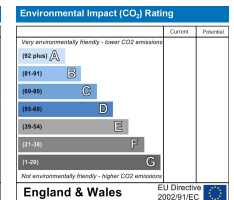
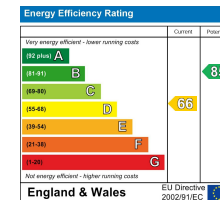
Approximate total area<sup>(1)</sup>  
719.46 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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