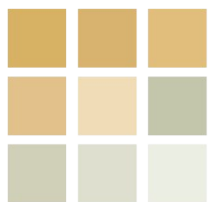




pearson  
ferrier

pearson  
ferrier®



219 BOLTON ROAD WEST  
Ramsbottom, BL0 9PS  
£220,000



# 219 BOLTON ROAD WEST

## Property at a glance

- substantial stone terrace
- two bedrooms
- newly refurbished
- no onward chain
- gas c/heating & d.glazed
- close to amenities

Bolton Road West, Ramsbottom is a substantial, two bedroom mid terraced property offered for sale with no onward chain and having been recently refurbished. The house is within easy reach of extensive local amenities in Ramsbottom and Holcombe Brook centres and a short onward drive to the motorway network. The property benefits from double glazing and is warmed by gas fired central heating, the accommodation briefly comprises; vestibule entrance, living room, fitted dining kitchen, first floor, two bedrooms and bathroom. Outside there is a garden forecourt and an enclosed rear yard. Council Tax Band A/Leasehold Property unexpired term of 998 years







Vestibule  
1.10 x 1.12 m

pearson  
ferrier<sup>®</sup>

4.26 x 4.34 m

Kitchen  
3.72 x 4.37 m

Floor 0

Approximate total area<sup>m</sup>  
67.5 m<sup>2</sup>

Bed 1  
3.39 x 4.38 m

pearson  
ferrier<sup>®</sup>

Bed 2  
4.70 x 2.77 m

Landing  
0.81 x 1.96 m

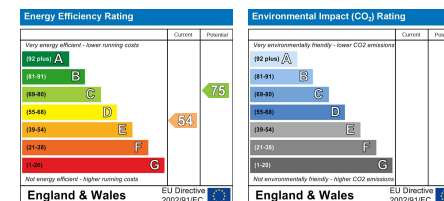
Bathroom  
2.76 x 1.56 m

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



Ramsbottom Office  
11 Bolton Street, Ramsbottom, BL0 9HU  
Telephone: 01706 822630  
Fax: #  
Email: ramsbottom@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

pearson  
ferrier<sup>®</sup>

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.