



pearson
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18 BOLTON ROAD NORTH
Edenfield, BL0 0EZ
£290,000

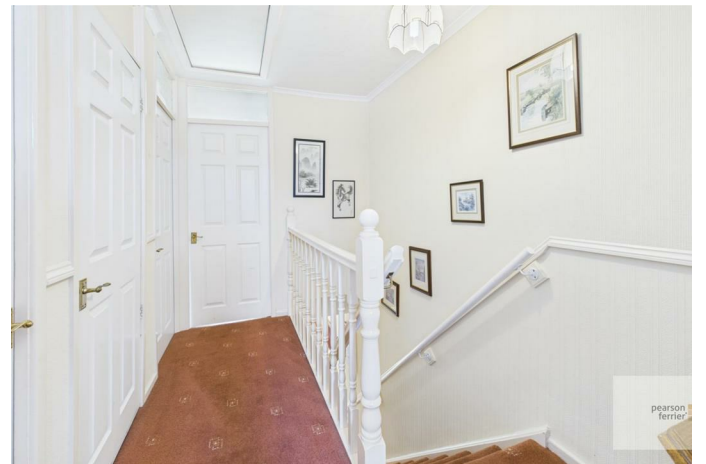
18 BOLTON ROAD NORTH

Property at a glance

- modern end townhouse
- four bedrooms/two bathrooms
- well presented interior
- large gardens
- no onward chain
- parking & garage
- good m-way access

Bolton Road North, Edenfield is a well presented, four bedroom, extended end townhouse, set back from the main road in a generous plot with gardens to the front, side and rear, with the benefit of a garage and parking area at the rear of the property on an adjoining colony. The house benefits from gas fired central heating, is double glazed and offered with no onward chain, is within easy reach of the motorway network and a short drive to Ramsbottom and Rawtenstall town centres and walking distance to the village centre and highly regarded local schools. The accommodation briefly comprises, entrance with stairs to the first floor and three of the four bedrooms, living room, dining room with 2nd staircase to the master bedroom with ensuite shower room, fitted breakfast kitchen, rear vestibule, first floor three bedrooms and bathroom and additional first floor with main bedroom and ensuite shower room. Outside there are lawned gardens to the front, a side patio and rear patio area. Council Tax Band C/Freehold with a Chief Rent of £15







Floor 0



Floor 1

Approximate total area⁽¹⁾

110.1 m²

Reduced headroom

5 m²

(1) Excluding balconies and terraces.

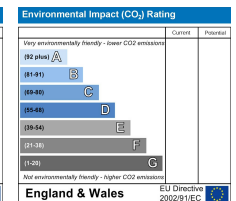
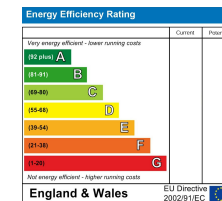
Reduced headroom

Below 1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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