

pearson ferrier®

234 BOLTON ROAD WEST

Ramsbottom, BL0 9PX

£210,000

234 BOLTON ROAD WEST

Property at a glance

- stone built cottage dating c.1824
- two bedrooms
- views to Holcombe Hill to the rear
- wood burning stove
- patio garden & large wooden garden studio
- gas c/heating & d.glazing

Bolton Road West, Ramsbottom is a smartly presented, stone built, two bedroom cottage dating from the early part of the 18th Century, enjoying a patio garden to the rear with westerly views to Holcombe Hill to the rear and overlooking school playing fields. The house has the benefit of gas fired central heating and a wood burning stove in the living room, is PVC double glazed and located in this popular setting in between Ramsbottom and Holcombe Brook centres and a short onward drive to the motorway network. The accommodation briefly comprises; entrance porch, living room with recessed stove and exposed beams, breakfast kitchen, first floor, two bedrooms and bathroom. Outside there is a garden forecourt and a split level rear with steps up to a decked patio with large wooden garden studio with fitted bar and storage area.
Council Tax Band B £1,987/Leasehold
Unexpired term of 999 years.










Where the
wild one
sleeps



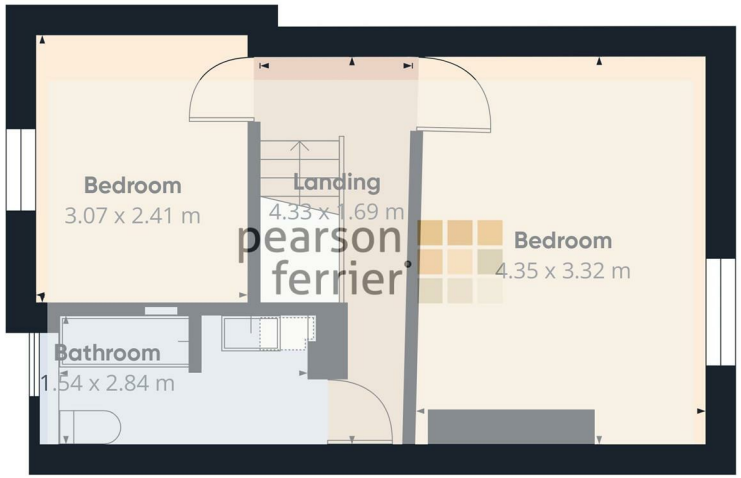








Floor 0 Building 1



Floor 1 Building 1

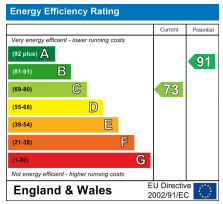
Approximate total area(1)

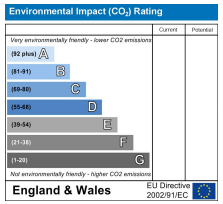
62.2 m²

(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

pearson ferrier®

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.