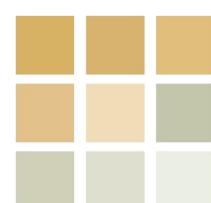




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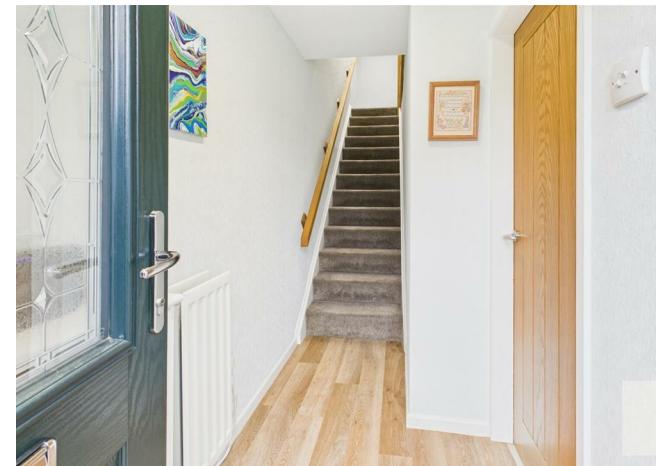
**20 BOLTON ROAD NORTH**  
Ramsbottom, BL0 0EZ  
£230,000

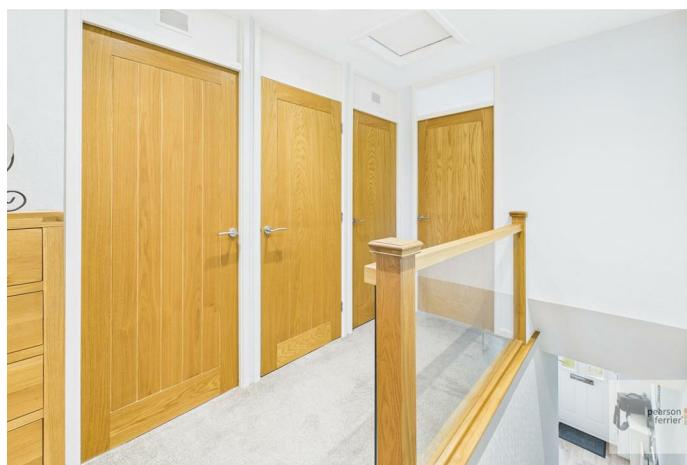
# 20 BOLTON ROAD NORTH

## Property at a glance

- modern townhouse
- three bedrooms
- newly refurbished
- stylish interior
- garage & gardens
- popular location

Bolton Road North, Edenfield is an immaculately presented, three bedroom mid townhouse set back from the main road, in this popular location within easy reach of the village centre and a short drive to the motorway network and Ramsbottom and Rawtenstall town centres. The property has been greatly improved in recent years by the presented owner and boasts a stylish and contemporary interior. The house benefits from gas fired central heating (boiler replaced 2024), is PVC double glazed and was reroofed in 2021. The accommodation briefly comprises, entrance hall with stairs to the first floor, living room with wall mounted electric fire and white oak Karndean flooring, newly fitted dining kitchen with range of integrated appliances and utility cupboard, first floor, three bedrooms the main with fitted wardrobes and a stylish shower room. Outside there is a lawned garden forecourt and paved rear patio garden and a garage on an adjoining colony. Freehold Property/Council Tax Band B







Floor 0

Approximate total area<sup>(1)</sup>

75.6 m<sup>2</sup>



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.

GIRAFFE 360

Energy Efficiency Rating	Current		Potential	
	Very energy efficient - lower running costs	(A plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(A plus) A
(B1-B2) B				
(B3-B4) C				
(B5-B6) D				
(B7-B8) E				
(B9-B10) F				
(B11-B12) G				
Not energy efficient - higher running costs				
England & Wales EU Directive 2002/91/EC				

Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential	
	Very environmentally friendly - lower CO <sub>2</sub> emissions	(A plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(A plus) A
(B1-B2) B				
(B3-B4) C				
(B5-B6) D				
(B7-B8) E				
(B9-B10) F				
(B11-B12) G				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales EU Directive 2002/91/EC				

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