



Bolton Road West, Ramsbottom, BLO 9NU

Offers Over £350,000

SPACIOUS HOME SET OVER FOUR FLOORS WITH OFF-ROAD PARKING AND GARDEN

Nestled on Bolton Road West in the charming town of Ramsbottom, Bury, this substantial bay fronted terraced home offers a delightful blend of space and comfort, spread over four well-designed floors, including a useful basement for storage. The property boasts two generously sized reception rooms, perfect for entertaining guests or enjoying family time, alongside a spacious kitchen that invites culinary creativity.

With three double bedrooms, this home is ideal for families or those seeking extra space. Additionally, an attic room currently serves as an extra bedroom, providing flexibility for various living arrangements. The two bathrooms ensure convenience for all occupants, making morning routines a breeze.

Outside, the property features off-road parking for up to four vehicles, a rare find in this area, along with a luscious garden that includes composite decking, perfect for summer gatherings or quiet evenings. A timber shed adds practicality for storage or gardening tools.

Situated in a convenient location, this home offers excellent access to nearby amenities and commuter routes, making it an ideal choice for those who value both comfort and connectivity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			75
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Impressive Mid Terrace Property
- Two Bathrooms
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Versatile Attic Room
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

Composite double glazed frosted front door, cornice coving, encaustic tiled flooring and door to hall.

Hall

14'4 x 3'9 (4.37m x 1.14m)

Central heating radiator, cornice coving, corbels, wood effect flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

13'6 x 11'6 (4.11m x 3.51m)

UPVC double glazed bay window with fitted shutters and window seat, central heating radiator, cornice coving, ornate plaster mould ceiling, picture rail, living flame gas fire with tiled surround, hearth and decorative wooden mantel and wood effect flooring.

Reception Room Two

15'8 x 12'5 (4.78m x 3.78m)

Hardwood single glazed sash window, central heating radiator, ceiling rose, coving, dado rail, cast iron log burner and door to rear hall.

Rear Hall

Central heating radiator, open to kitchen and door to stairs to lower ground floor.

Kitchen

16'5 x 7'11 (5.00m x 2.41m)

Hardwood single glazed window, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, breakfast bar, range cooker with seven ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, enclosed boiler, tiled flooring and door to utility.

Utility

9'4 x 6'2 (2.84m x 1.88m)

Sloped polycarbonate roof, plumbing for washing machine, space for dryer, space for fridge freezer, tiled flooring and UPVC double glazed door to rear.

Lower Ground Floor

Basement

12'4 x 11'1 (3.76m x 3.38m)

First Floor

Landing

Central heating radiator, doors leading to three bedrooms and stairs to second floor.

Bedroom One

16'0 x 13'11 (4.88m x 4.24m)

UPVC double glazed window, central heating radiator, coving, picture rail, cast iron fireplace with marble mantel, fitted wardrobes, wood effect flooring and door to Jack & Jill en suite.

Jack & Jill En Suite

6'10 x 4'5 (2.08m x 1.35m)

Dual flush WC, pedestal wash basin with mixer tap, electric feed shower, extractor fan, tiled elevations, wood effect flooring and door to bedroom two.

Bedroom Two

15'11 x 10'0 (4.85m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and cast iron fireplace with marble mantel.

Bedroom Three

13'8 x 8'1 (4.17m x 2.46m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7'10 x 6'6 (2.39m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, part freestanding rolltop bath and clawfoot double bath with mixer tap and rinse head, electric feed shower enclosed, extractor fan, spotlights, tiled elevations and tiled flooring.

Second Floor

Attic Room

15'7 x 14'7 (4.75m x 4.45m)

Velux window and wood effect flooring.

External

Rear

Paving, door to WC, shared access road leading to off road parking and garden with bedding areas, timber shed and composite decking.

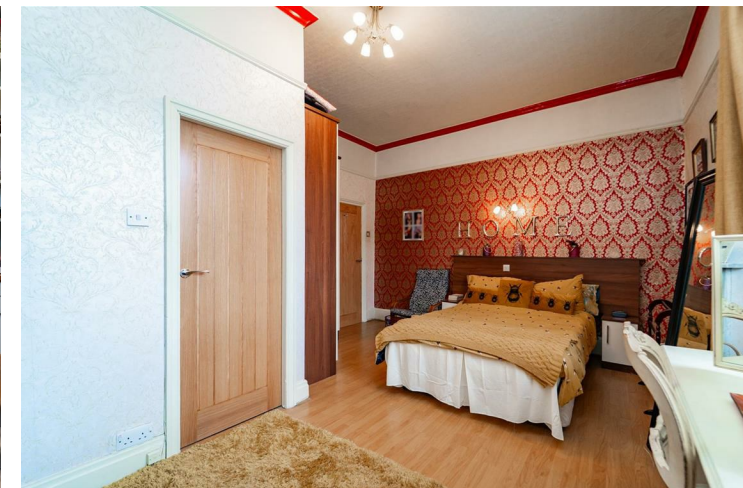
WC

8'8 x 3'2 (2.64m x 0.97m)

Dual flush WC, pedestal wash basin with traditional taps and tiled effect flooring.

Front

Gated forecourt.



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