



Bolton Road West, Ramsbottom, BL0 9ND

Offers In Excess Of £260,000

AN EXCEPTIONAL FAMILY HOME - SOLD WITH NO ONWARD CHAIN

Situated in the charming town of Ramsbottom, this exceptional mid terraced house offers a perfect blend of modern living and stylish interiors. Recently fully renovated, the property boasts immaculate presentation throughout, making it an ideal home for families or couples seeking a move-in ready residence.

The house features an inviting reception room, providing ample space for relaxation and entertainment. With well-proportioned bedrooms, including two spacious doubles and an impressive loft conversion, there is plenty of room for everyone. The open-plan kitchen diner is a highlight, designed for both functionality and style, making it the heart of the home.

This property is conveniently located just a stone's throw away from local amenities, bus routes, and schools. It also offers excellent transport links to Manchester, Bury, and major motorways, ensuring easy access to the wider region.

The property is further enhanced by enviable views over Peel Tower, adding to its appeal. With gardens to both the front and rear, the outdoor space is perfect for enjoying the fresh air or entertaining guests. Additionally, a fantastic utility extension adds practicality to this already impressive home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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  1  1  D

- Exceptional Mid Terrace Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance External
 - Council Tax Band B

Ground Floor

Entrance Hall

3'10 x 3'4 (1.17m x 1.02m)
UPVC double glazed frosted front door, coving, dado rail, tiled flooring and hardwood single glazed frosted door to reception room.

Reception Room

14'3 x 12'11 (4.34m x 3.94m)
UPVC double glazed window, central heating radiator, coving, picture rail, cast iron multi fuel burner with stone hearth, surround and oak mantel, television point and door to kitchen/dining area.

Kitchen/Dining Area

16'6 x 14'3 (5.03m x 4.34m)
UPVC double glazed window, central heating radiator, coving, spotlights, picture rail, range of panelled wall and base units with granite work surfaces, inset composite sink with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated wine cooler, under stairs storage, wood effect lino flooring, door to utility and stairs to first floor.

Utility

8'10 x 6'1 (2.69m x 1.85m)
UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, wood effect laminate flooring, bi-folding door to WC and UPVC double glazed frosted door to rear.

WC

3'2 x 2'7 (0.97m x 0.79m)
UPVC double glazed frosted window, dual flush WC, spotlights and wood effect laminate flooring.

First Floor

Landing

7'9 x 7'5 (2.36m x 2.26m)
Central heating radiator, coving, smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'3 x 12'11 (4.34m x 3.94m)
UPVC double glazed window, central heating radiator, fitted wardrobes, acoustic wood panelled elevation, original fireplace and television point.

Bedroom Two

10'11 x 7'5 (3.33m x 2.26m)
UPVC double glazed window, central heating radiator, coving and under stairs storage.

Bathroom

8'2 x 6'1 (2.49m x 1.85m)
UPVC double glazed frosted window, central heating radiator, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, pedestal wash basin with traditional taps, low basin WC, tiled elevations, spotlights and tiled flooring.

Second Floor

Bedroom Three

15'3 x 13'4 (4.65m x 4.06m)
Two Velux windows, central heating radiator, smoke detector and fitted storage.

External

Rear

Block paved yard with gate to shared access.

Front

Gated forecourt with paving and slate chippings.



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