

Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)

First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Bolton Road West, Bury, BLO 9PD

£220,000

A BRILLIANT TWO BEDROOM TERRACED PROPERTY IN RAMSBOTTOM

Nestled in the charming area of Ramsbottom, Bury, this delightful mid-terrace house on Bolton Road West offers a wonderful opportunity for those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family, allowing for versatile living arrangements.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the yard to the rear, which presents an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a fantastic location, this home is perfect for a small family looking to settle in a friendly community. With local amenities, schools, and parks nearby, residents will find everything they need within easy reach. This property combines comfort, practicality, and a prime location, making it a must-see for anyone looking to make Ramsbottom their home.

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2 1 2 E

- Tenure Leasehold
 - On Street Parking
- Council Tax Band B
 - Two Generously Sized bedrooms
- EPC Rating E
 - Modern Fitted Kitchen And Three Piece Bathroom Suite
 - Garden Space To front And Rear Of Property
- Ideal Home For A Small Family
 - Easy Access To Major Network Links
- Viewing Essential

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4'4 x 3'7 (1.32m x 1.09m)

Coving, dado rail, door to hall and wood effect laminate flooring.

Reception Room One

13'1 x 10'6 (3.99m x 3.20m)

UPVC double glazed window, central heating radiator and coving.

Reception Room Two

14'6 x 13'9 (4.42m x 4.19m)

Central heating radiator, doors to kitchen and storage, wood effect laminate flooring and UPVC double glazed French doors to garden.

Kitchen

12'4 x 5'10 (3.76m x 1.78m)

UPVC double glazed window, upright central heating radiator, wall and base units, laminate work top, oven, four ring gas hob, extractor hood, tiled splash back, space for fridge freezer, plumbed for washing machine, smoke alarm, spotlights, tiled flooring and UPVC door to rear garden.

First Floor

Landing

7'2 x 9'11 (2.18m x 3.02m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 13'3 (4.42m x 4.04m)

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

Bedroom Two

13'7 x 8'3 (4.14m x 2.51m)

UPVC double glazed window and central heating radiator.

Bathroom

9'11 x 4'7 (3.02m x 1.40m)

UPVC double glazed window, central heating radiator, dual

flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and rinse head, tiled elevation, extractor fan and wood effect lino flooring.

External

Front

Enclosed garden with paving, stone chippings, mature shrubbery.

Rear

Enclosed garden with paving, stone chippings and artificial grass.



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