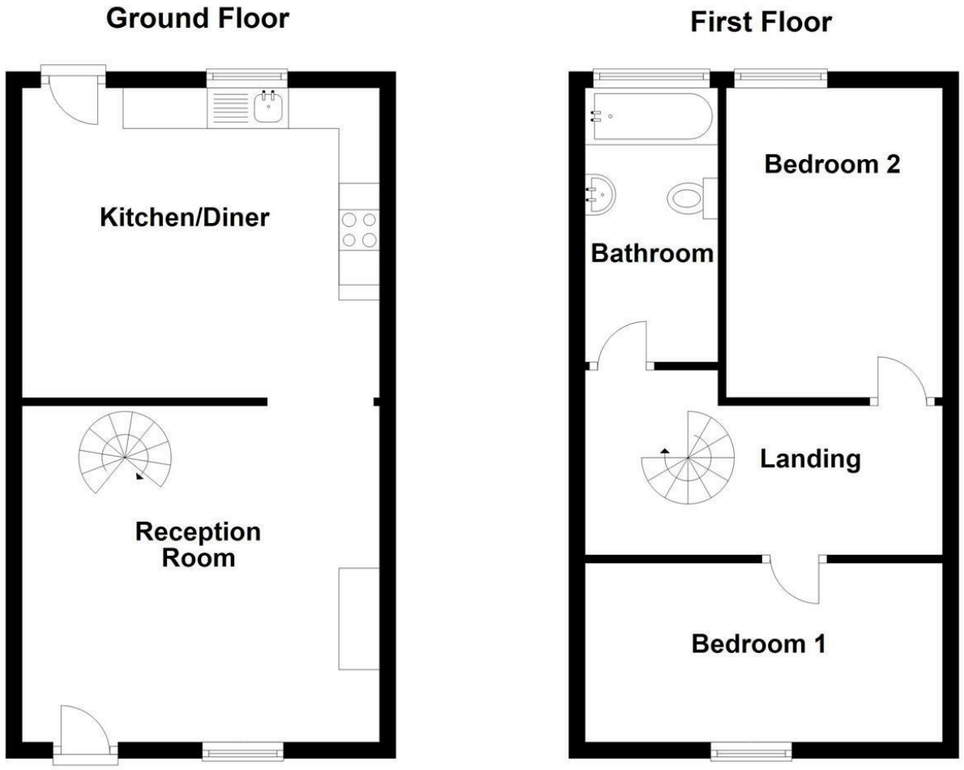
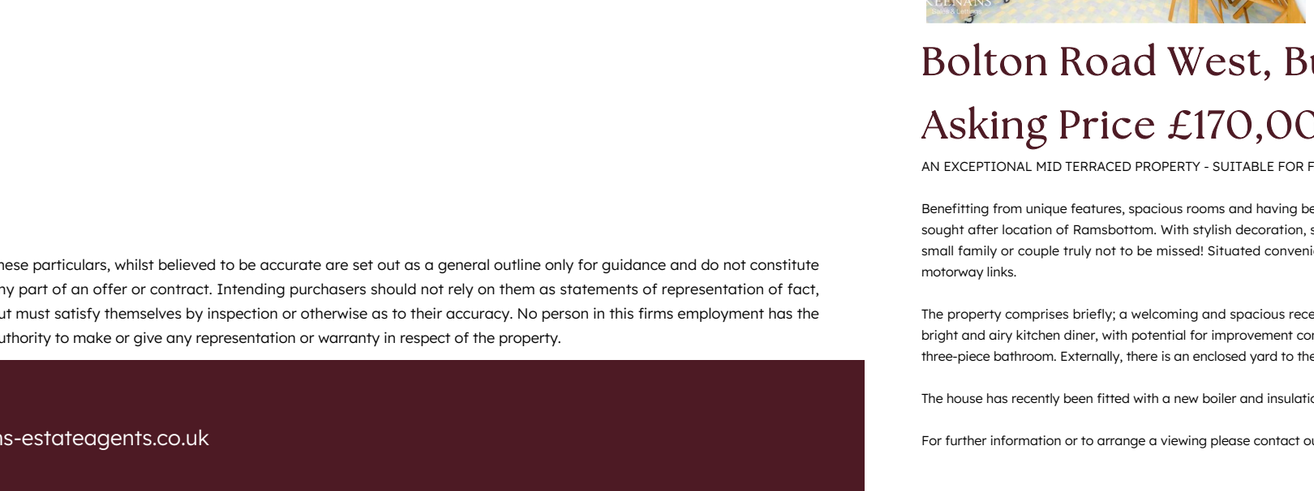
Keenans



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



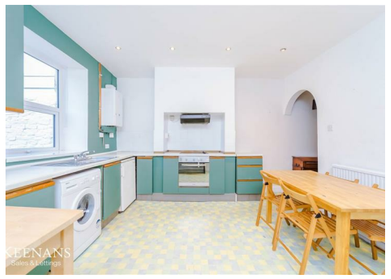
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2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
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Bolton Road West, Bury, BLO 9PX

Asking Price £170,000

AN EXCEPTIONAL MID TERRACED PROPERTY - SUITABLE FOR FIRST TIME BUYERS

Benefitting from unique features, spacious rooms and having been well maintained, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Ramsbottom. With stylish decoration, stunning spiral staircase and generously sized garden space to the rear, this delightful property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads through to a fitted kitchen diner and houses a stunning cast iron spiral staircase up to the first floor. The bright and airy kitchen diner, with potential for improvement compromises wall and base units and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom. Externally, there is an enclosed yard to the rear and garden to the front.

The house has recently been fitted with a new boiler and insulation.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Bolton Road West, Bury, BLO 9PX

Asking Price £170,000

2 1 1 C

- Enviable Mid Terraced Property
- Stunning Feature Spiral Staircase
- On Street Parking
- EPC Rating C
- Two Double Bedrooms
- Cast Iron Multi Fuel Burner
- Tenure Leasehold
- Open Plan Kitchen Diner
- Neutral Decoration
- Council Tax Band B

Ground Floor

Entrance

UPVC door to the reception room.

Reception Room

14'5 x 13'7 (4.39m x 4.14m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with stone hearth, two feature wall lights, meter cupboard, television point, hardwood spiral staircase with cast iron balustrade, open to the kitchen diner.

Kitchen Diner

14'5 x 12'6 (4.39m x 3.81m)

UPVC double glazed window, central heating radiator, a range of green wall and base units, marble effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring electric hob and extractor hood, space for fridge freezer, Logic boiler, spotlights, tiled effect flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

14'7 x 7'4 (4.45m x 2.24m)

Central heating radiator, loft access, hardwood flooring, doors to two bedrooms and bathroom.

Bedroom One

14'5 x 7'3 (4.39m x 2.21m)

UPVC double glazed window, central heating radiator, hardwood flooring.

Bedroom Two

12'6 x 8'9 (3.81m x 2.67m)

UPVC double glazed window, central heating radiator, hardwood flooring.

Bathroom

11 x 5'5 (3.35m x 1.65m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with traditional taps and electric feed shower, low basin WC, pedestal wash basin with traditional taps, tiled elevations, spotlights, hardwood flooring.

External

Front

Enclosed garden with stone chip and mature shrubs.

Rear

Enclosed paved garden.

