

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bolton Road West, Ramsbottom, BLO 9QZ

### Offers Over £230,000

THREE BEDROOM HOME IN BURY

Nestled on Bolton Road West in the charming town of Ramsbottom, Bury, this delightful house presents an excellent opportunity for families seeking a comfortable and convenient home. With three bedrooms, this property offers ample space for family living. The inviting reception room provides a perfect setting for relaxation and entertaining, ensuring that there is plenty of room for everyone to enjoy.

The house boasts low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your new home. The spacious reception room is particularly noteworthy, offering a warm and welcoming atmosphere that is ideal for family gatherings or quiet evenings in.

Situated in a convenient location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families looking to settle in a vibrant community. With its blend of comfort, space, and practicality, this house on Bolton Road West is a wonderful place to call home. Don't miss the chance to make it yours.

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# Bolton Road West, Ramsbottom, BLO 9QZ

Offers Over £230,000



- Tenure Leasehold
- Off Road Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Three Well Appointed Bedrooms
- Low Maintenance Garden Space
- EPC Rating C
- Ideal Family Home
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC frosted leaded door to hall.

### Hall

4'5 x 4'4 (1.35m x 1.32m)

Central heating radiator, stairs to first floor, oak door to reception room and wood effect laminate flooring.

### Reception Room

15'8 x 13'10 (4.78m x 4.22m)

UPVC double glazed bay window, two central heating radiators, coving, ceiling rose, oak door to kitchen, television point and wood effect flooring.

### Kitchen

13'9 x 7'10 (4.19m x 2.39m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, space for freestanding oven, glass splash back, panelled marble effect splash backs, extractor hood, gloss wall and base units, laminate work top, composite one and a half sink and drainer with high spout mixer tap, plumbed for washing machine, access to boiler, opening to inner hall and wood effect lino flooring.

### Inner Hall

3'5 x 2'8 (1.04m x 0.81m)

Opening to understairs storage, space for fridge, UPVC double glazed frosted door to utility room, oak door to WC and wood effect flooring.

### WC

4'4 x 2'8 (1.32m x 0.81m)

UPVC double glazed frosted window, dual flush WC, integrated shelving and wood effect flooring.

### Utility Room

22'1 x 7' (6.73m x 2.13m)

Two UPVC double glazed frosted windows, double glazed frosted window, electric heater, panelled elevation, UPVC frosted double glazed door to rear, space for washing machine, space for fridge freezer and wood effect laminate flooring.

## First Floor

### Landing

7'5 x 6' (2.26m x 1.83m)

UPVC double glazed window, smoke alarm, oak doors to three bedrooms and bathroom.

## Bedroom One

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, loft access and wood laminate flooring.

## Bedroom Two

10'7 x 9'4 (3.23m x 2.84m)

UPVC double glazed window, central heating radiator and wood laminate flooring.

## Bedroom Three

8'6 x 5'7 (2.59m x 1.70m)

UPVC double glazed window, central heating radiator, integrated storage and wood laminate flooring.

## Bathroom

5'11 x 5'9 (1.80m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and tiled effect flooring.

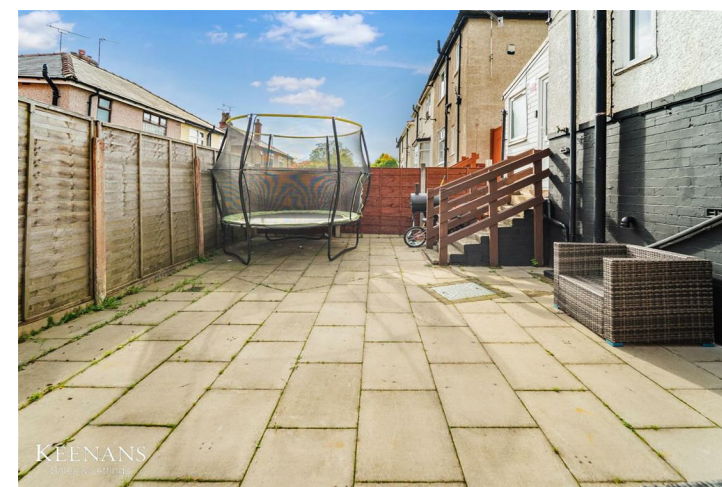
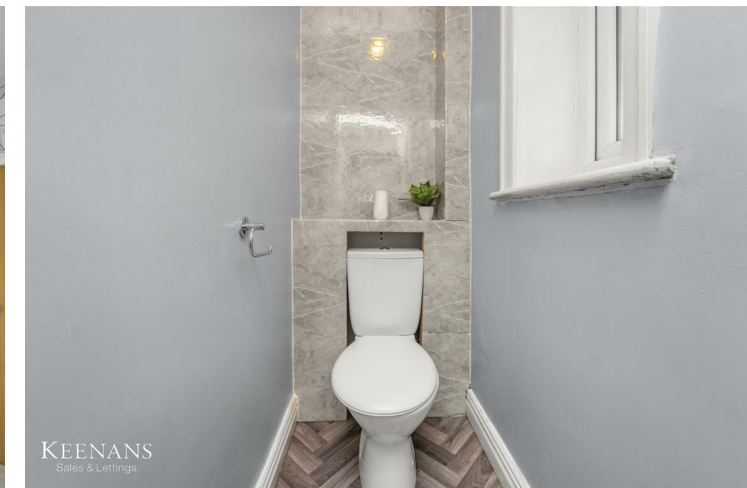
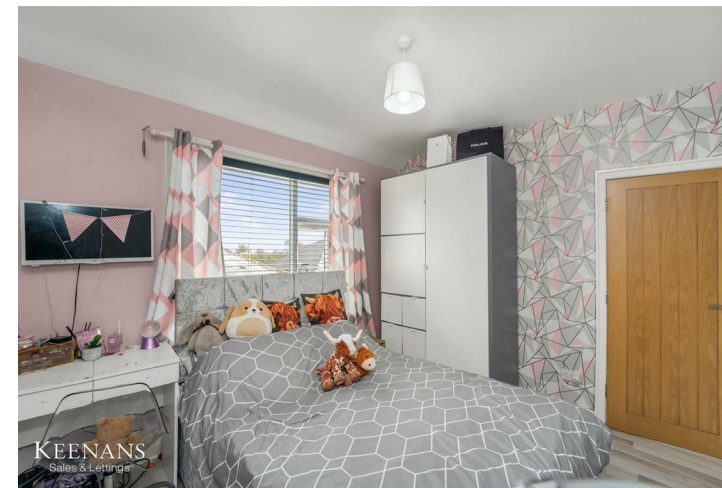
## External

### Rear

Enclosed paved garden.

### Front

Enclosed drive for off road parking.



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