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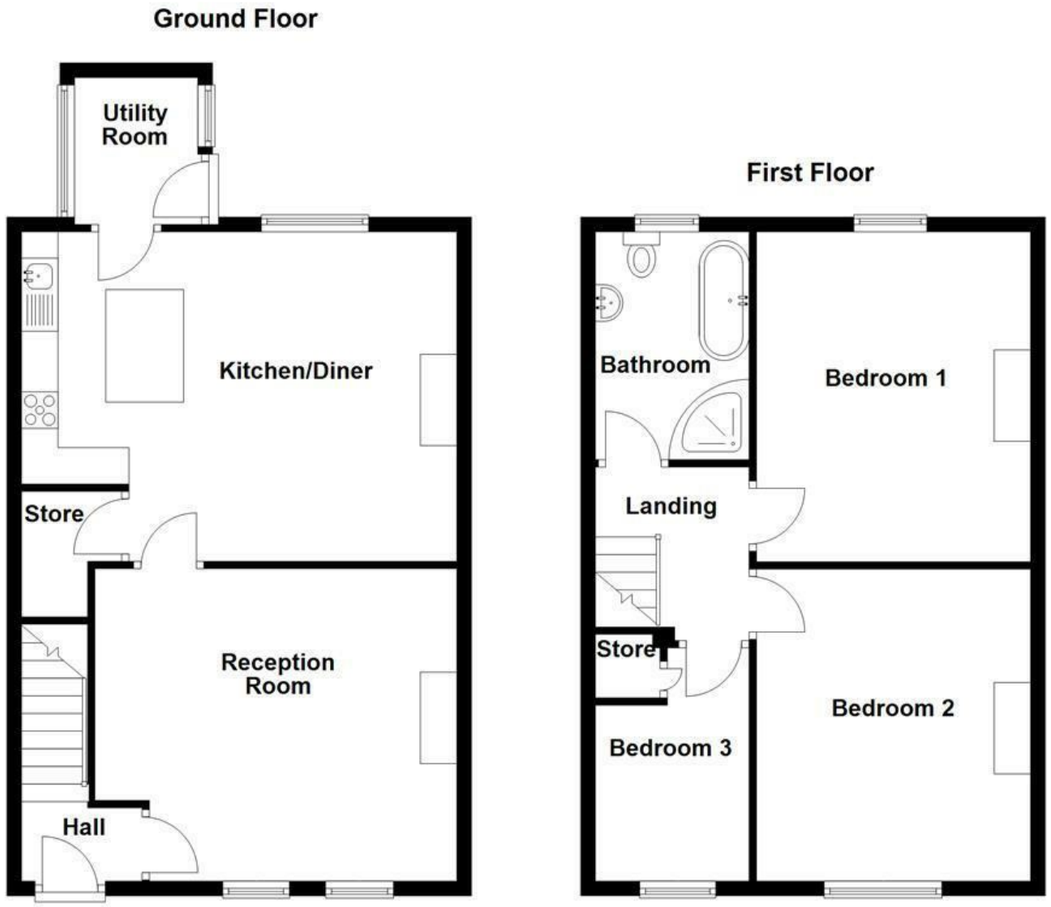

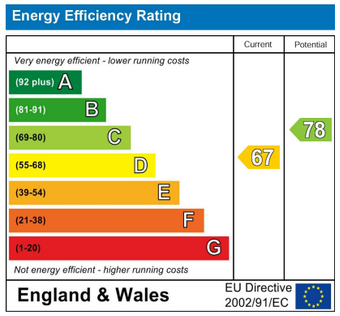

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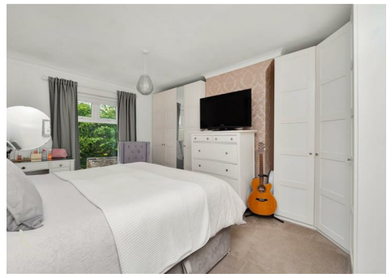

Acre View, Bolton Road North, BLO OHB

£315,000

THE MOST IDYLLIC END TERRACED PROPERTY

Nestled on Bolton Road North in the charming village of Ramsbottom, this exquisite stone-built end terraced house is a true gem. Having undergone a complete transformation, the property beautifully marries modern luxury with original features, creating a warm and inviting atmosphere that is perfect for family living.

As you step inside, you will be greeted by spacious rooms adorned with stylish finishes that reflect both elegance and comfort. The open plan kitchen and living space is designed for both relaxation and entertaining, making it the heart of the home. With three generously sized bedrooms, there is ample space for family members or guests, ensuring everyone has their own sanctuary.

The beautifully landscaped gardens are low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. This property is ready to move straight into, offering a high-quality finish that will impress even the most discerning buyers.

Situated in a picturesque location, this home is just a stone's throw away from all village amenities, including local shops, schools, and bus routes. Additionally, it boasts excellent transport links to Manchester, Bury, and Ramsbottom, as well as easy access to major motorways, making it an ideal choice for commuters.

In summary, this stunning property on Bolton Road North is not just a house; it is a perfect family home that combines luxury, convenience, and charm in one delightful package. Don't miss the opportunity to make it yours.

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

Acre View, Bolton Road North, BL0 0HB

£315,000

3 1 2 D

- Three Bedroom Stone Built End Terrace
- Stylish Blend Of Character And Modern Features
- On Street Parking
- Tenure - Freehold
- Stunning Open Plan Living Space
- Low Maintenance Landscaped Gardens
- EPC Rating - D
- Fully Renovated Throughout
- Sought After Ramsbottom Village Location
- Council Tax Band - B

Ground Floor

Entrance

Composite double glazed frosted door to hall

Hall

6'7 x 5'5 (2.01m x 1.65m)

Smoke alarm, tiled elevations, tiled flooring, door to reception room.

Reception Room

15'9 x 14 (4.80m x 4.27m)

Two hardwood double glazed leaded stained glass sash window, central heating radiator, picture rail, ceiling rose, cast iron multi fuel burner with granite hearth and stone tiled surround, television point, herringbone hardwood floor, single glazed frosted door to kitchen diner.

Kitchen Diner

18'11 x 14'9 (5.77m x 4.50m)

UPVC double glazed window, central heating radiator, plinth heater, range of panelled wall and base units, solid wood surfaces, tiled splashbacks, Belfast sink with mixer tap, integrated high rise electric double oven and combi microwave, five ring gas hob and extractor hood, centre island, integrated breakfast bar, integrated slimline dishwasher, picture rail, spotlights, part Herringbone hardwood flooring, part tiled flooring, hardwood single glazed frosted door to utility room, door to understairs storage.

Utility Room

6'1 x 5'7 (1.85m x 1.70m)

UPVC double glazed frosted window, UPVC double glazed window, polycarbonate roof, plumbing for washing machine and dryer, space for American fridge freezer, tile effect lino flooring, UPVC double glazed door to rear.

First Floor

Landing

7'2 x 6'3 (2.18m x 1.91m)

UPVC double glazed frosted window, central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'8 x 12'4 (4.47m x 3.76m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

14 x 12'4 (4.27m x 3.76m)

UPVC double glazed window, central heating radiator, picture rail.

Bedroom Three

11'1 x 6'3 (3.38m x 1.91m)

UPVC double glazed window, central heating radiator, over stairs storage.

Bathroom

10'5 x 6'3 (3.18m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, rolltop freestanding bath with mixer tap and rinse head and a direct feed corner shower enclosure, tiled elevations, spotlights.

External

Front

Stone chipping garden with bedding and pathway.

Rear

Enclosed garden with artificial lawn, porcelain tiled patio with oak border and stone chippings.

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