



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

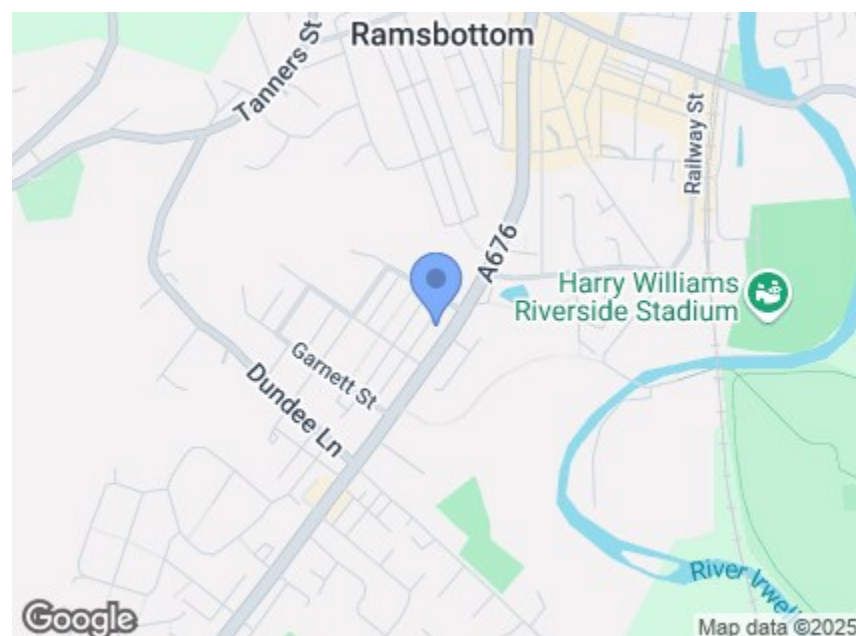
CHARLES LOUIS

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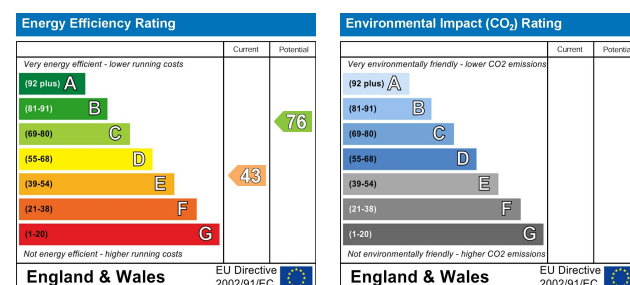


GROSS INTERNAL AREA
TOTAL: 132 m²/1,415 sq.ft.
GROUND FLOOR: 59 m²/637 sq.ft, FIRST FLOOR: 58 m²/619 sq.ft, SECOND FLOOR: 15 m²/159 sq.ft
EXCLUDED AREAS: GARAGE: 10 m²/105 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9JA What three words -
///admits.tilting.confetti



174 Bolton Street

Ramsbottom, Bury, BL0 9JA

Price guide £250,000



- Period end-terrace with character and potential for modernisation.
- Rear yard & garage, with garden to the front.
- Sold with no onward chain.
- Excellent transport links & nearby countryside walks, including Peel Tower & Holcombe Hill.
- Two generous bedrooms and two spacious reception rooms.
- Ideal opportunity for first-time buyers or investors.
- Located in the heart of Ramsbottom, a vibrant market town.
- A Must See!!! To Appreciate size, location & potential of property

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.

174 Bolton Street

Ramsbottom, Bury, BL0 9JA

This charming period end-terrace is brimming with potential, offering a fantastic opportunity for those looking to add their own touch. Featuring two generous bedrooms and two spacious reception rooms, the property provides ample living space, while the rear yard and front garden enhance its appeal. In need of some modernisation, this home is ideal for first-time buyers, investors, or anyone seeking a characterful property to renovate in a desirable location.

Situated in the heart of Ramsbottom, 174 Bolton Street benefits from all the charm and convenience this vibrant market town has to offer. Ramsbottom is renowned for its independent shops, award-winning restaurants, and lively café culture, as well as its excellent transport links to Manchester and surrounding areas. With scenic countryside walks on the doorstep, including the iconic Peel Tower and Holcombe Hill, this location perfectly balances town living with the beauty of the great outdoors.

Hallway

4'2 x 16'1 (1.27m x 4.90m)

Wooden entrance door opens into a hallway with door leading to living room and dining room, and stairs leading to the first floor.

Living Room

12'4 x 16'11 (3.76m x 5.16m)

With a front facing wooden sash bay window, gas fireplace with feature surround, ceiling coving, picture rail, radiator, central ceiling light, TV point, telephone and power points.



Dining Room

13'4 x 14'8 (4.06m x 4.47m)

Wooden framed window with stained glass, to the rear of the property overlooking the rear yard. Picture rail and fitted storage cupboard. Access to the pantry and kitchen.



Pantry

3'1 x 11'8 (0.94m x 3.56m)

Convenient storage cupboard

Kitchen

9'3 x 9'1 (2.82m x 2.77m)

With a side facing window and door leading to the rear yard, a range of wall and base units with contrasting work top, inset sink and drain unit, space for fridge-freezer and washing machine.



First Floor Landing

3'10 x 14'9 (1.17m x 4.50m)

With a storage cupboard and stairs leading to the loft



Bedroom One

16'11 x 13'8 (5.16m x 4.17m)

With a front facing windows, ceiling coving, picture rail, extensive fitted wardrobe, radiator and power points.



Bedroom Two

10'4 x 14'9 (3.15m x 4.50m)

With a rear facing window, picture rail, built in cupboards, radiator and power points.



Shower Room

9 x 8'3 (2.74m x 2.51m)

Partially tiled, radiator, two piece suite comprising of a walk in shower with glass screen and thermostatic shower and wash basin.



WC

9 x 5'2 (2.74m x 1.57m)

Window to the side elevation with opaque glass, radiator and WC.



Loft

13'7 x 9'8 (4.14m x 2.95m)

With a Velux window, fitted cupboard and power points.



Garage

11'1 x 10'5 (3.38m x 3.18m)

Rear Garden

Private walled yard, with a small raised bed. Access to the rear entrance and garage



Front Garden

Set behind a stone wall, steps leading to the front entrance. Lawn areas and mature shrub borders.