

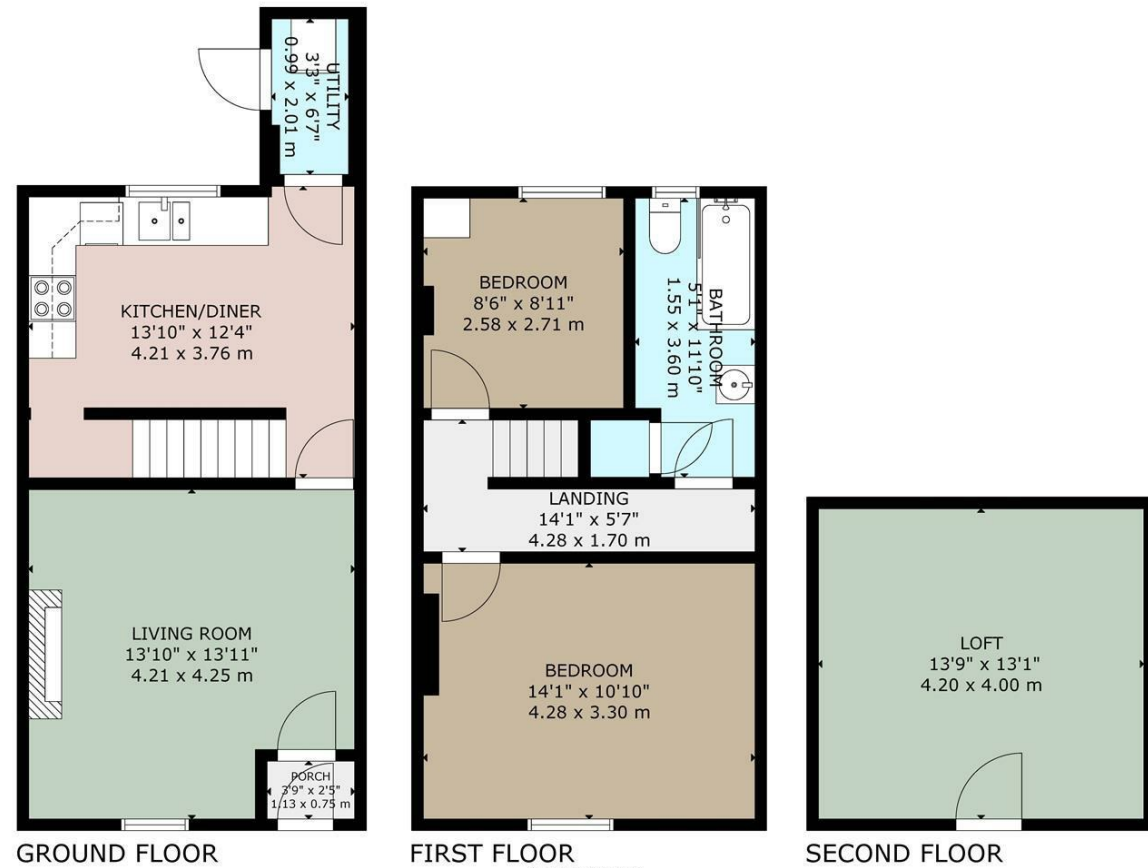


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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 87 m²/940 sq ft
GROUND FLOOR: 36 m²/390 sq ft, FIRST FLOOR: 34 m²/369 sq ft, SECOND FLOOR: 17 m²/181 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

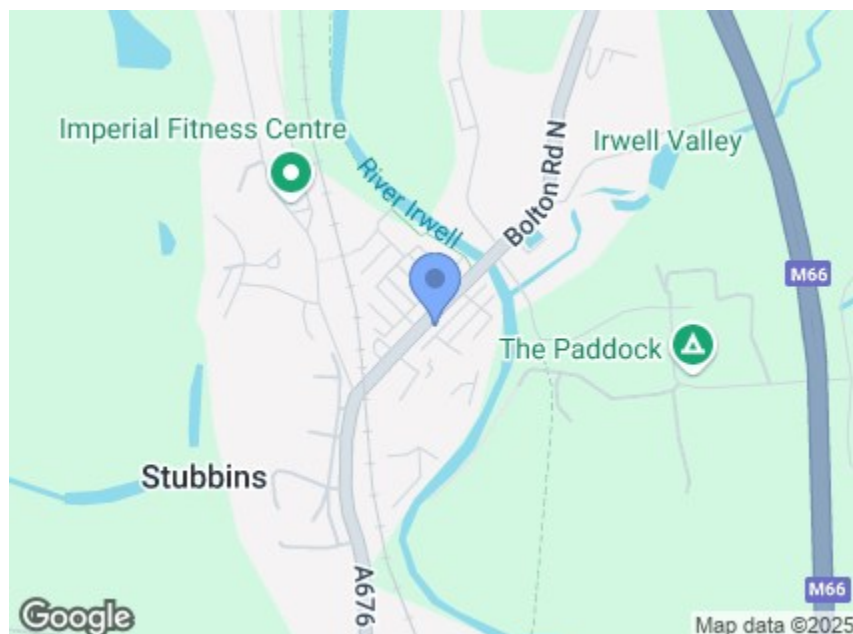


277 Bolton Road North
Ramsbottom, Bury, BL0 0SA

Price £180,000

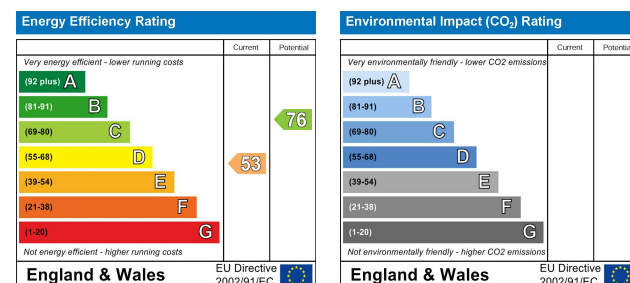


- Well-presented two-bedroom mid-terrace home in the heart of Edenfield
- Contemporary fitted kitchen and stylish bathroom
- Private rear yard ideal for relaxing or entertaining
- Bright and spacious lounge with modern, neutral décor
- Two generously sized bedrooms
- Conveniently located near local shops, schools, and transport links
- Tenure - Freehold, Council Tax - Rossendale band A, EPC rated E
- Situated in a sought-after village with easy access to Ramsbottom, Manchester, and beautiful countryside walks



Directions

Postcode - BL0 0SA What three words -
///measure.topping.ownership



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.

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****WELL PRESENTED TWO BEDROOM TERRACED**SITUATED IN A WELL SOUGHT AFTER LOCATION**WELL MAINTAINED COURTYARD TO REAR****This well-presented two-bedroom terrace offers spacious and comfortable living in the heart of Edenfield. The property features a bright and airy lounge, a modern fitted kitchen, two good-sized bedrooms, and a stylish bathroom. Finished to a high standard throughout, it's perfect for first-time buyers, downsizers, or investors looking for a ready-to-move-in home.

To the rear, there is a private yard offering a pleasant outdoor space for relaxing or entertaining. Positioned on Bolton Road North, the property enjoys great access to local shops, schools, and transport links.

Edenfield is a popular village nestled in the Rossendale Valley, known for its beautiful countryside, friendly community, and easy access to nearby towns. Just a short distance from the bustling centre of Ramsbottom, residents can enjoy a fantastic selection of independent shops, cafes, and restaurants, as well as regular local events.

The area is ideal for outdoor enthusiasts, with scenic walking and cycling routes right on the doorstep. With strong transport links to Manchester, Bury, and beyond, Edenfield offers a wonderful blend of rural charm and convenient living.

Porch

3'9 x 2'5 (1.14m x 0.74m)
Wooden front entrance door with glass panels, tiled flooring and entering into the living room

Living Room

13'10 x 13'11 (4.22m x 4.24m)
A uPVC window to front elevation, an electric fireplace with feature surround, centre ceiling light and wall lights, ceiling coving and beamed ceiling, gas central heating radiator, TV, power points and access into the kitchen.



Kitchen Diner

13'10 x 12'4 (4.22m x 3.76m)
Tiled flooring, fitted with a range of wall and base units with a contrasting wood effect work top and tiled splash back, inset sink with a mixer tap, built in oven and 4 ring electric hob with extractor fan, plumbing for a washing machine and dishwasher, under stair storage, central ceiling lights and a glass panelled door leading to the utility and rear yard.



Utility

3'3 x 6'7 (0.99m x 2.01m)
uPVC glass paneled door leading our into the rear yar.

First Floor Landing

14'1 x 5'7 (4.29m x 1.70m)
Leading to both bedrooms, bathroom and loft access

Bedroom One

14'1 x 10'10 (4.29m x 3.30m)
uPVC double glazed window to front elevation, gas central heating radiator and a centre ceiling light



Bedroom Two

8'6 x 8'11 (2.59m x 2.72m)
uPVC double glazed window to rear elevation, built in cupboard, storage gas central heating radiator and a centre ceiling light.



Bathroom

5'1 x 11'10 (1.55m x 3.61m)
uPVC opaque window to rear elevation, partially tiled, fitted with a modern three piece suite, comprising of low level WC, wash hand basin with pedestal and panel enclosed bath with mixer tap, and electric shower above.



Loft

13'9 x 13'1 (4.19m x 3.99m)



Rear Yard

Private and enclosed rear yard with original York stone flooring. Access to the rear.

