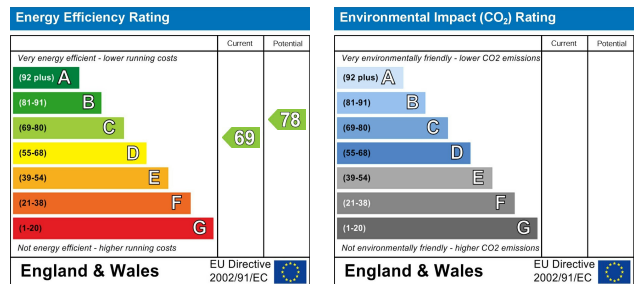


Directions

Postcode - BL0 9PS What 3 words -
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHARLES LOUIS

HOMES LIMITED



237 Bolton Road West

Ramsbottom, Bury, BL0 9PS

£210,000



- Two-bedroom mid-terrace property in a sought-after location
- Spacious lounge leading to a generous dining kitchen
- Off-road parking to the rear
- Convenient access to Ramsbottom town centre, schools and transport links
- Sold with no onward chain
- Two well-proportioned bedrooms and a modern family bathroom
- Low-maintenance courtyard providing private outdoor space
- Tenure - Leasehold, Council Tax - Bury band B, EPC - rated C

237 Bolton Road West

Ramsbottom, Bury, BL0 9PS

237 Bolton Road West, BL0 9PS is a well-presented two-bedroom mid-terrace property offering spacious and practical living in a convenient and sought-after location, sold with no onward chain. Ideally suited to first-time buyers, young families or investors, it provides a great combination of character and comfort with excellent access to local amenities, schools and transport links.

The ground floor features a welcoming lounge leading through to a generous dining kitchen at the rear, creating a sociable heart to the home. To the first floor, there are two well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking to the rear, along with a low-maintenance courtyard providing private outdoor space.

Situated within easy reach of Ramsbottom town centre, the property is perfectly positioned for access to independent shops, cafés and countryside walks, while offering great commuter links to Bury, Bolton and Manchester.

Entrance Hallway

A welcoming entrance hallway with neutral décor and access to both the lounge and dining room. The staircase leads to the first floor, setting the tone for the home's warm and inviting atmosphere.

Lounge

A bright and comfortable reception room featuring a large bay window that fills the space with natural light. The room includes a central feature fireplace with a marble surround, complemented by wall and ceiling lighting and ample space for seating.



Dining Room

A generous second reception room ideal for family dining or entertaining, offering built-in storage, a feature fireplace, and direct access to the rear garden via French doors. This versatile space also leads conveniently into the kitchen.



Kitchen

Compact yet well-designed, the kitchen offers a range of base units, integrated oven and hob, tiled splashbacks, and a stainless-steel sink overlooking the rear garden. There's easy access to the outdoor area for convenience.



First Floor Landing

Providing access to two well-proportioned bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom with characterful exposed beams, mirrored fitted wardrobes, and plenty of room for additional furniture.



Bedroom Two

A well-presented second double bedroom overlooking the rear garden, featuring neutral décor and ample natural light. Perfect for guests, children, or as a home office.



Bathroom

A modern three-piece suite comprising a panelled bath with overhead shower and screen, wash basin, and WC. Finished in white tiling with chrome fittings, creating a fresh and contemporary look.



Rear Balcony

Accessed via the patio door in the dining room, a balcony leads to a convenient laundry room and then down to the rear garden.

Rear Garden and Parking

To the rear is a private garden set across two levels, including a paved patio area, mature planting, and steps leading down to a lower courtyard with gated access and off-road parking. A great low-maintenance outdoor space.



Front Garden

The property benefits from an enclosed front garden with a pathway leading to the entrance and a variety of established shrubs and greenery, offering an attractive kerb appeal.

