



Charles Louis Commercial

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Bury

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CHARLES LOUIS

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£259,000

Previously Nino's Barbers, 32 Bolton Road West, Ramsbottom, Bury, BL0 9ND

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Charles Louis are delighted to present this deceptively spacious three-bedroom terraced property with additional loft room, ideally located on Bolton Road West in the heart of Ramsbottom. Offering generous accommodation arranged over three floors, this versatile building is perfectly suited for those seeking a mixed-use opportunity with commercial space to the ground floor and residential living above.

The ground floor is designated as a commercial unit, benefiting from its own entrance and excellent street frontage onto Bolton Road West. The space offers a bright and well-proportioned main room with a wide bay-style window, ideal for a variety of business uses such as retail, office, studio, or consultancy space (subject to relevant consents). To the rear, a further room provides additional workspace, storage, or staff facilities, with access to the courtyard garden.

The first floor comprises the start of the residential accommodation, offering three well-proportioned bedrooms, each providing flexibility for sleeping space, home office use, or guest accommodation. The

Entrance Hallway

11'4 x 4'10 (3.45m x 1.47m)

Welcoming entrance hallway with access to the staircase and ground floor rooms, offering a practical space for coats and shoes.

Front Reception Room / Lounge

15'8 x 13'7 (4.78m x 4.14m)

A bright, spacious reception room located at the front of the property, featuring a wide window providing excellent natural light. Ideal as a formal lounge, playroom, or secondary living space depending on lifestyle need, but currently used as barbers.

Open-Plan Kitchen / Dining / Living Area

14'3 x 18'0 (4.34m x 5.49m)

Located at the rear of the property, this spacious open-plan kitchen, dining, and living area forms the main hub of the home. The kitchen is fitted with modern cabinetry, ample worktop space, and integrated cooking appliances, with room for both dining and relaxed seating. The layout creates a bright and sociable environment, enhanced by French doors that open directly onto the courtyard garden, offering an easy flow between indoor and outdoor space—ideal for everyday living and entertaining.

Ground Floor WC

2'11 x 9'1 (0.89m x 2.77m)

Compact WC with toilet and basin

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

A large double bedroom with a front-facing window, offering ample room for wardrobes and bedroom furniture.

Bedroom Two

16'5 x 7'0 (5.00m x 2.13m)

Another well-sized double bedroom to front elevation, ideal for guests, children, or home working.

Bedroom Three

10'0 x 11'5 (3.05m x 3.48m)

A generous single bedroom to rear elevation with plenty of natural light—perfect for a nursery, dressing room, or compact office.

Family Bathroom

10'0 x 5'11 (3.05m x 1.80m)

Modern family bathroom comprising of Full-size bath with overhead shower, WC and wash basin, Contemporary tiling, window to rear elevation and inset spots

Loft Room

15'1 x 16'11 (4.60m x 5.16m)

Currently used as a bedroom with velux window and lighting.

Courtyard Garden

Low-maintenance paved courtyard with multiple storage sheds and secure gated access. A practical and private outdoor area suitable for seating, barbecues, or additional storage.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Postcode - BL0 9ND What three words - [///pranced.crouches.summit](https://pranced.crouches.summit)

