

106 Bolton Road
Approximate Gross Internal Floor Area = 93.3 sq m / 1004 sq ft

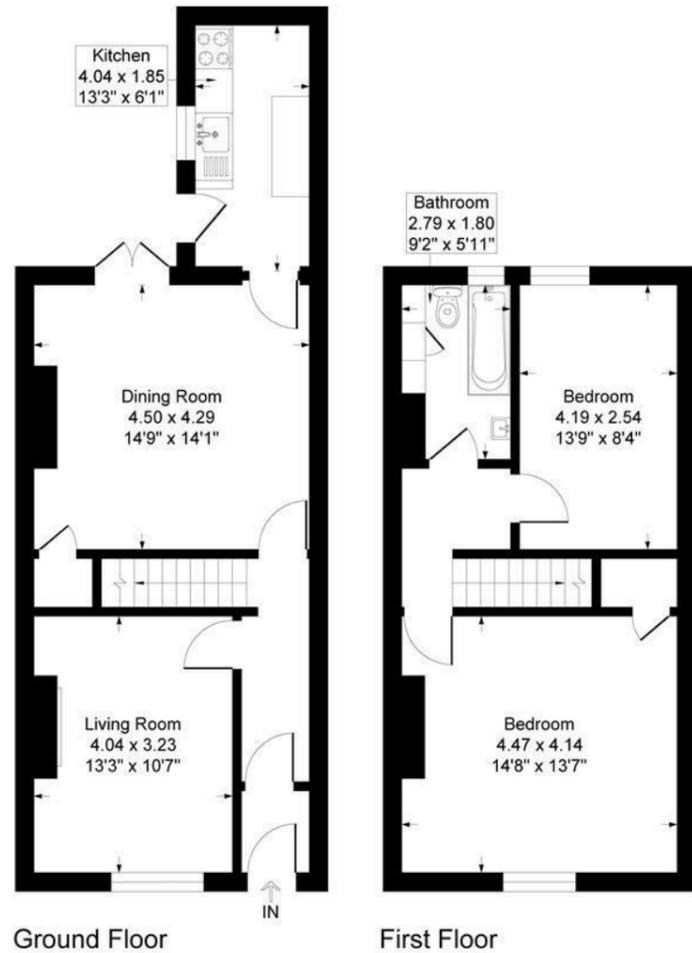
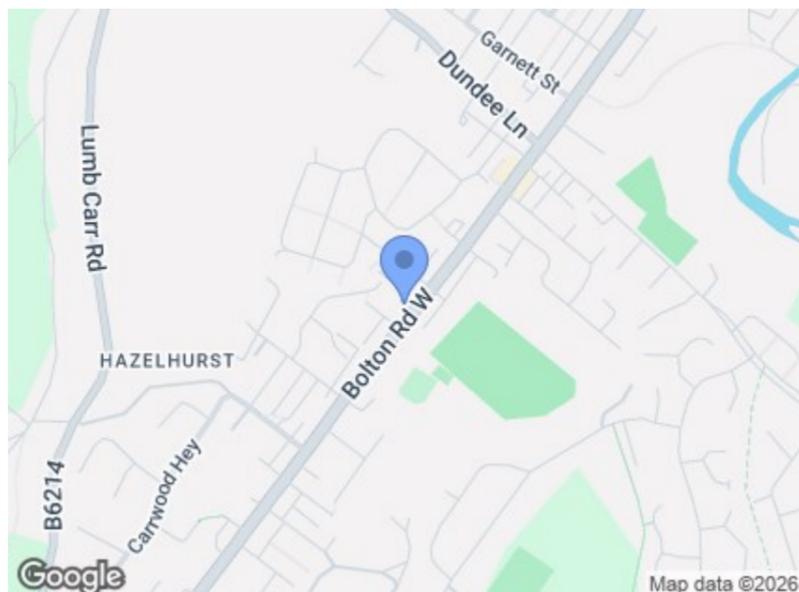


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL0 9PD What three words -
///photo.bogus.national

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small> <small>(1-20) G</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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106 Bolton Road West
Ramsbottom, Bury, BL0 9PD

£220,000



- Immaculately presented two-bedroom mid-terrace cottage
- Modern fitted kitchen with integrated cooking appliances
- Sold with no onward chain
- Low-maintenance rear garden, ideal for relaxing or entertaining
- Two spacious reception rooms plus entrance hallway
- Contemporary three-piece bathroom suite
- Gas central heating and UPVC double glazing throughout
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated E

106 Bolton Road West

Ramsbottom, Bury, BL0 9PD

****SOLD WITH NO ONWARD CHAIN**WELL PRESENTED TWO BEDROOM STONE TERRACE**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**This beautifully presented two-bedroom mid-terrace cottage is located on the ever-popular Bolton Road West, just over half a mile from the heart of Ramsbottom town centre. Offering deceptively spacious accommodation arranged over two floors, the property combines character, modern finishes and a practical layout ideal for first-time buyers, downsizers or buy-to-let investors.**

The ground floor provides a welcoming entrance hallway leading through to two generous reception rooms, including a bright front lounge and a spacious rear lounge/diner with French doors opening onto the garden. Completing the ground floor is a modern fitted kitchen with ample storage and worktop space.

To the first floor are two well-proportioned double bedrooms and a contemporary three-piece bathroom suite. The property further benefits from gas central heating, UPVC double glazing throughout and an attractive, low-maintenance rear garden designed for both ease and enjoyment.

Occupying a convenient main road position with excellent access to Ramsbottom, Holcombe Brook and a range of local amenities, this is a home that truly needs to be viewed to be appreciated.

Vestibule

UPVC double-glazed front door, meter cupboard, laminate flooring and ceiling coving.

Hallway

Glazed wooden door, radiator, laminate flooring, ceiling coving, wall lighting and staircase rising to the first-floor landing.

Living Lounge

13'3 x 10'7 (4.04m x 3.23m)

A bright and welcoming reception room with UPVC double-glazed front window, radiator, TV point, ceiling coving and central ceiling light.



Dining Room

14'9 x 14'1 (4.50m x 4.29m)

A spacious second reception room featuring UPVC double-glazed French patio doors opening onto the rear garden, laminate flooring, storage cupboard, radiator, TV point and ceiling light — ideal for dining and entertaining.



Kitchen

13'3 x 6'1 (4.04m x 1.85m)

Fitted with a modern range of wall and base units with complementary work surfaces, single bowl sink with drainer, part-tiled walls, electric oven, four-ring gas hob with extractor hood, plumbing for a washing machine, radiator, laminate flooring, ceiling spotlights, UPVC double-glazed side window and UPVC double-glazed rear access door.



First Floor Landing

With wall lighting and access to all first-floor accommodation.

Bedroom One

14'8 x 13'7 (4.47m x 4.14m)

A generous double bedroom with UPVC double-glazed front window, radiator, built-in storage cupboard and ceiling light.



Bedroom Two

13'9 x 8'4 (4.19m x 2.54m)

Second double bedroom with UPVC double-glazed rear window, radiator and ceiling light.



Bathroom

9'2 x 5'11 (2.79m x 1.80m)

A modern three-piece white suite comprising panelled bath with mixer tap and shower over with glass screen, low-level WC, wash hand basin, radiator, fully tiled walls, laminate flooring, storage cupboard housing the combi boiler, ceiling light and UPVC double-glazed rear window.



Front Garden

Gated access with a well-maintained garden area featuring mature shrubs.

Rear Garden

An attractive, low-maintenance garden incorporating a flagged and pebbled patio area, Astroturf lawn, fenced boundaries, external storage cupboard, wooden shed and gated rear access.

