



Charles Louis Homes Ltd
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Bury
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CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 70 m²/756 sq.ft
GROUND FLOOR: 35 m²/378 sq.ft, FIRST FLOOR: 35 m²/378 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

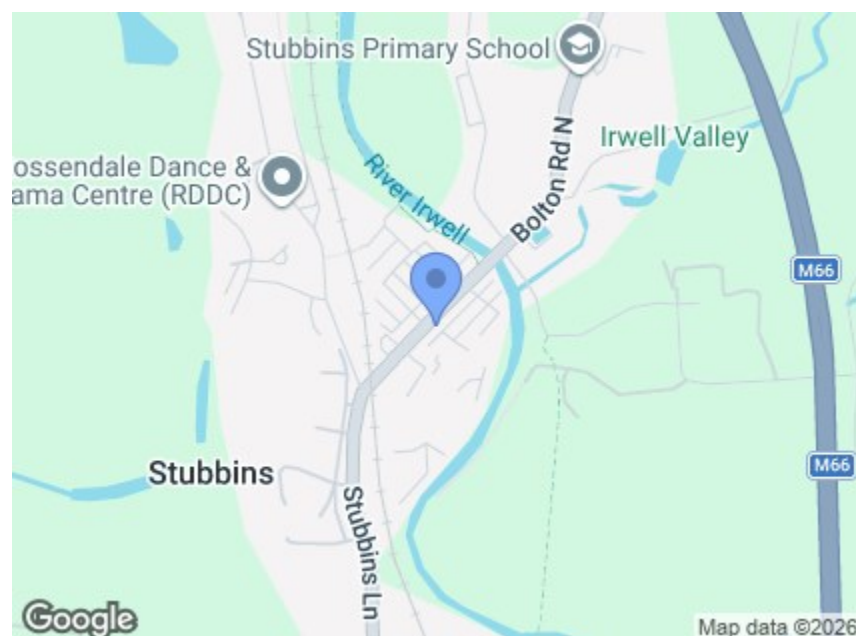


281 Bolton Road North
Ramsbottom, Bury, BL0 0SA

£149,950

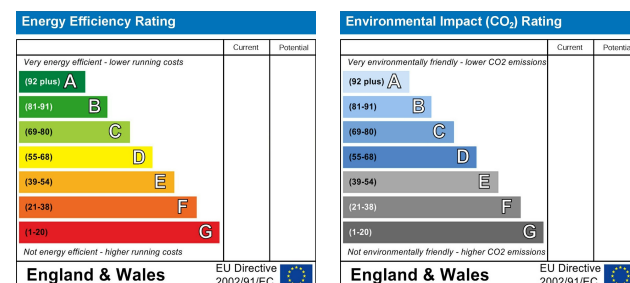


- Traditional stone mid-terrace property
- Spacious living room with feature fireplace
- Enclosed low-maintenance rear yard
- Excellent investment or first-time buyer opportunity
- Two well-proportioned bedrooms
- Kitchen with pantry storage
- Requires modernisation throughout
- Tenure - unknown, Council Tax - Rossendale band B, EPC - awaiting



Directions

Postcode - BL0 0SA What3words -
///skidding.paths.punch



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.

281 Bolton Road North

Ramsbottom, Bury, BL0 0SA

Offered to the market with no onward chain, this traditional two-bedroom stone terraced property presents an excellent opportunity for buyers looking to modernise and add value. Ideally positioned on Bolton Road North, the property offers well-proportioned accommodation across two floors and would suit investors, first-time buyers or those seeking a renovation project.

The ground floor comprises an entrance porch leading into a generous living room, providing a spacious main reception area with feature fireplace and front aspect window allowing for good natural light. To the rear, the kitchen offers ample space for reconfiguration and updating, with access to a useful pantry and rear yard beyond.

To the first floor are two bedrooms, including a particularly spacious principal bedroom and a well-proportioned second bedroom. The bathroom is fitted with a three-piece suite and requires modernisation.

Externally, the property benefits from an enclosed rear yard with stone boundary walls, providing low-maintenance outdoor space.

Whilst the property does require updating and cosmetic improvement throughout, it offers solid proportions, a traditional stone exterior and excellent potential to create a comfortable home in a convenient and well-connected location.

Early viewing is recommended to fully appreciate the space and opportunity on offer.

Entrance Vestibule

3'10 x 2'6 (1.17m x 0.76m)

Accessed via the front door, providing a useful buffer from the main living accommodation.

Living Room

14'2 x 14'1 (4.32m x 4.29m)

A generous main reception room positioned to the front of the property, featuring a front-facing window allowing for good natural light and a focal fireplace. The room offers excellent proportions and strong potential to create a comfortable living space following refurbishment.

Kitchen

14'2 x 8'10 (4.32m x 2.69m)

Located to the rear, the kitchen provides space for a range of units and appliances. Currently requiring updating, the layout offers scope for redesign and modernisation. Access to the rear yard is provided from here.

Pantry

A useful built-in storage area, ideal for food storage or conversion into additional kitchen space if desired.

First Flooring Landing

3 x 5'10 (0.91m x 1.78m)

Providing access to both bedrooms and the bathroom.

Bedroom One

14'2 x 14'1 (4.32m x 4.29m)

A spacious double bedroom positioned to the front of the property, offering generous floor space and strong potential to create a bright principal bedroom.

Bedroom Two

10'11 x 12'1 (3.33m x 3.68m)

A well-proportioned second bedroom overlooking the rear, suitable as a guest room, child's bedroom or home office.

Bathroom

5'11 x 5'11 (1.80m x 1.80m)

Fitted with a three-piece suite comprising bath with shower over, pedestal wash hand basin and WC. The room requires updating but offers practical proportions.

Externally

To the rear is an enclosed yard with stone boundary walls, providing low-maintenance outdoor space with potential for improvement.