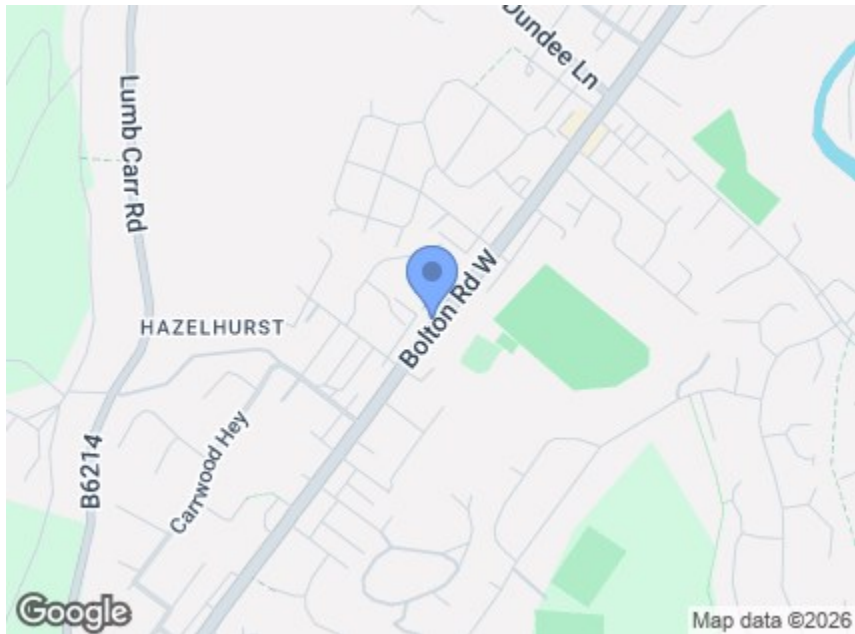
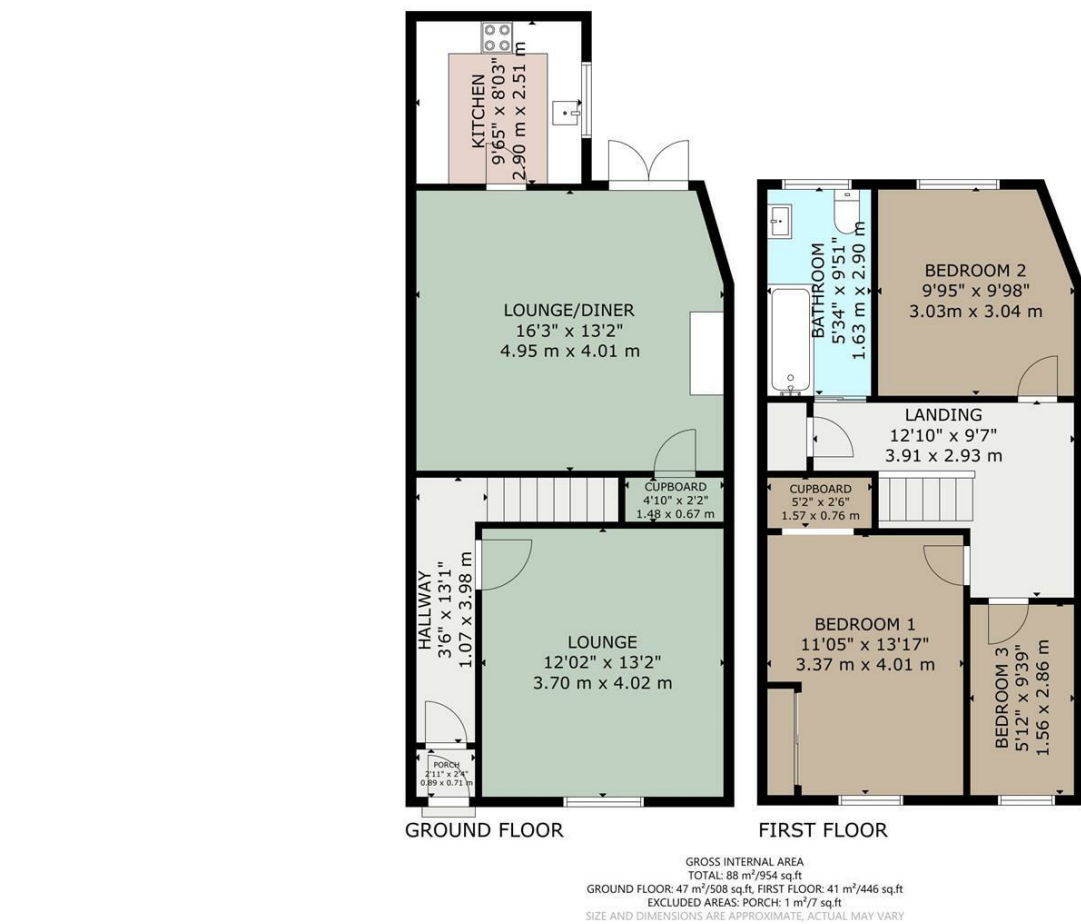
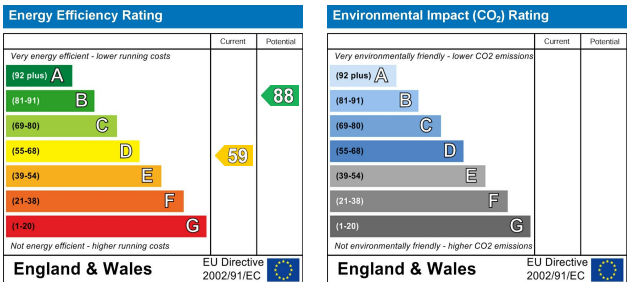




Directions

Postcode - B L 0 9 P D What3words -
///bandwagon.coast.satin



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.



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

CHARLES LOUIS

HOMES LIMITED



140 Bolton Road West
Ramsbottom, Bury, BL0 9PD

Price guide £260,000



- Beautifully presented three-bedroom stone terraced home
- Modern shaker-style fitted kitchen with integrated appliances
- Character features including high ceilings, original coving and tiled entrance hall
- Within walking distance of Ramsbottom town centre, schools and local amenities
- Two spacious reception rooms including an open-plan lounge/dining room
- Stylish contemporary family bathroom
- Enclosed rear garden with French doors from the dining area
- Tenure - Freehold, Council Tax Bury band B, EPC rated D

140 Bolton Road West

Ramsbottom, Bury, BL0 9PD

This substantial and beautifully presented three-bedroom stone terraced home effortlessly combines period charm with contemporary living. Boasting spacious accommodation over two floors, the property retains an abundance of original character, including high ceilings, decorative coving and generous room proportions, whilst benefitting from stylish modern upgrades throughout.

The accommodation begins with a welcoming entrance hallway featuring attractive tiled flooring and original detailing, leading to a bright and elegant front lounge with a large picture window and period features. To the rear is an impressive open-plan lounge and dining room, providing an excellent space for entertaining or family life, with French doors opening directly onto the rear garden. The adjoining modern shaker-style kitchen has been tastefully refitted with quality units, integrated appliances, solid wood-effect worktops and Velux rooflight, creating a bright and practical workspace.

To the first floor are three well-proportioned bedrooms, including two generous doubles with fitted storage to the principal bedroom, together with a stylish family bathroom finished with contemporary marble-effect tiling, a vanity unit and shower over the bath.

Externally, the property benefits from an enclosed rear garden providing a private space for outdoor dining and relaxing, whilst the front enjoys an attractive stone frontage set behind mature hedging. Perfectly positioned within walking distance of Ramsbottom's thriving town centre, highly regarded schools, restaurants, cafés and scenic countryside walks, this exceptional home offers an ideal opportunity for families and professionals alike.

Entrance Porch

An attractive entrance porch leading into the welcoming hallway.

Lounge

13'5 x 12 (4.09m x 3.66m)

A generous front reception room filled with natural light from the large front-facing window. Featuring high ceilings, decorative coving and ample space for a range of furniture, this room provides a warm and comfortable living space.



Lounge / Dining Room

16'6 x 13'9 (5.03m x 4.19m)

An impressive open-plan reception room offering clearly defined living and dining areas. The dining space comfortably accommodates a family dining table and benefits from French doors opening onto the rear garden, making it ideal for entertaining and everyday family living.



Kitchen

8'2 x 8'2 (2.49m x 2.49m)

A beautifully refitted shaker-style kitchen fitted with a comprehensive range of wall and base units, complementary wood-effect worktops, integrated oven, hob and extractor, integrated microwave, sink with mixer tap and space for additional appliances. A Velux rooflight and rear window create a bright and airy environment.



First Floor Landing

Providing access to all first-floor rooms with a useful built-in storage cupboard.

Bedroom One

13'5 x 10'3 (4.09m x 3.12m)

A spacious principal double bedroom overlooking the front of the property, benefiting from fitted sliding wardrobes and ample space for additional bedroom furniture.



Bedroom Two

10'2 x 9'9 (3.10m x 2.97m)

A well-proportioned second double bedroom overlooking the rear garden, offering versatility as a guest bedroom or home office.



Bedroom Three

9'5 x 5'3 (2.87m x 1.60m)

A comfortable single bedroom, ideal as a child's room, nursery or dedicated study.



Family Bathroom

5'9 x 10'2 (1.75m x 3.10m)

A stunning contemporary bathroom fitted with a panelled bath incorporating a glazed shower screen and shower over, vanity wash hand basin with storage, concealed cistern WC, heated towel radiator and attractive marble-effect wall tiling complemented by stylish patterned floor tiles.



Outside



Front

Traditional stone frontage with mature hedging creating an attractive approach to the property.

Rear Garden

A private enclosed rear garden providing an ideal outdoor space for relaxing, entertaining and family enjoyment, with direct access from the dining room via French doors.