



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

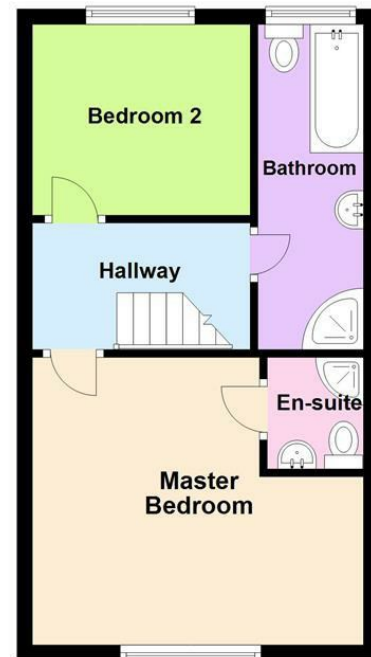
**CHARLES LOUIS**  
HOMES LIMITED

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Ground Floor



First Floor



**Directions**

From the Ramsbottom office at the lights turn right onto Bolton Road and continue on to Bolton Road West. Continue following the road up and you will find the property situated on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	89	A	A
69	69	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

**70 Bolton Road West**  
Ramsbottom, Bury, BL0 9ND

**Price guide £195,000**



- Well Presented Mid Terraced Stone Cottage
- Views To The Rear Overlooking Holcombe Hill
- Gas Central Heating & Double Glazed Throughout
- Garden to Front & Private Yard to Rear
- Two Double Bedrooms & En-Suite
- Two Spacious Reception Rooms
- Well Sought After Location & Walking Distance To Ramsbottom Town Centre
- A Must See!!! Viewing Is Highly Recommended

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.

# 70 Bolton Road West Ramsbottom, Bury, BL0 9ND

**\*\*\*A MUST SEE!!\*\*WELL PRESENTED TWO DOUBLE BEDROOM MID STONE TERRACED\*\*WELL SOUGHT AFTER LOCATION WITH VIEWS OVER HOLCOMBE HILL\*\*\*Charles Louis Homes are pleased to present for sale this modern and well presented, two double bedroom stone cottage with views to the rear of Holcombe hill. The property is situated in the sought area of Ramsbottom, close to local amenities, bars, restaurants and local parks. The stone cottage comprises of; entrance vestibule leading into Reception room 1, reception room 2 and kitchen with access to rear yard. To the first floor you will find the master bedroom with en-suite, bedroom 2 and a family bathroom. To the rear of the property is a low maintenance yard. A Must See!!! Viewing is essential to appreciate finish, charm and location of this property.**

## Entrance Vestibule

Entrance vestibule leading into Reception Room One.

## Reception Room One

14'12 x 12'96 (4.27m x 3.66m)

With a front facing wooden sash double glazed window, gas central heating radiator, TV point, power points and centre ceiling light.



## Reception Room Two

14'12 x 13'45 (4.27m x 3.96m)

With a rear facing uPVC double glazed window over looking the rear yard, gas central heating radiator, TV point, power points and centre ceiling light, under stairs storage.



## Alternative View



## Kitchen

16'75 x 5'37 (4.88m x 1.52m)

With two side facing uPVC windows, fitted with a range of wall and base units with laminate work tops, inset sink with drainer unit with detachable mixer tap, splash back tiles, 4 ring gas hob with extractor hood above, built in oven, space for fridge freezer, space for washing machine, tiled flooring, spot lights, gas central heating radiator, power points, access to the rear yard.



## Alternative View



## Master Bedroom

13'38 max x 12'81 (3.96m max x 3.66m)

With a front facing wooden sash double glazed window, gas central heating radiator, TV point, power points, centre ceiling light, access to En-Suite.



## En-Suite

6'75 x 4'22 (1.83m x 1.22m)

Fitted with a three piece suite, comprising of walk in shower with electric thermostatic shower, low level wc, wash hand basin, tiled flooring, chrome heated towel rail, inset spotlights.



## Bedroom Two

10'6 x 9'39 (3.20m x 2.74m)

With a rear facing uPVC double glazed window with views overlooking holcombe tower, gas central heating radiator, TV point, power points and centre ceiling light.



## Bathroom

13'22 x 4'55 (3.96m x 1.22m)

With a rear facing opaque uPCV double glazed window, fitted with a four piece bathroom suite comprising of enclosed panel bath, walk in shower, low level WC, wash hand basin, chrome heated towel rail, tiled floor, partly tiled walls, inset spots.



## Alternative View



## Rear Courtyard

Private rear low maintenance courtyard with access to back road

