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32 Bolton Road West, Bury, BL0 9ND

Price guide £259,000



Charles Louis Homes 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 contemporary family bathroom features a full-size bath with shower over, modern tiling, and useful built-in storage.

- Versatile mixed-use property with ground-floor commercial unit and residential accommodation above
- Spacious commercial area with large frontage room and additional rear workspace/storage
- Modern family bathroom with full-size bath and overhead shower
- Highly convenient location close to Ramsbottom town centre, schools, shops, and transport links
- Prominent street-front position on Bolton Road West with excellent visibility for business use
- Three well-proportioned first-floor bedrooms plus contemporary family bathroom
- Low-maintenance courtyard garden with storage sheds and gated access
- Tenure - Leasehold, Council Tax - Bury band A, EPC rated E

