



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
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# CHARLES LOUIS

## HOMES LIMITED

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106 Bolton Road West, Bury, BL0 9PD

**£230,000**



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.



- Immaculately presented two-bedroom mid-terrace cottage
- Modern fitted kitchen with integrated cooking appliances
- Contemporary three-piece bathroom suite
- Low-maintenance rear garden, ideal for relaxing or entertaining
- Two spacious reception rooms plus entrance hallway
- Two generous double bedrooms
- Gas central heating and UPVC double glazing throughout
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated E