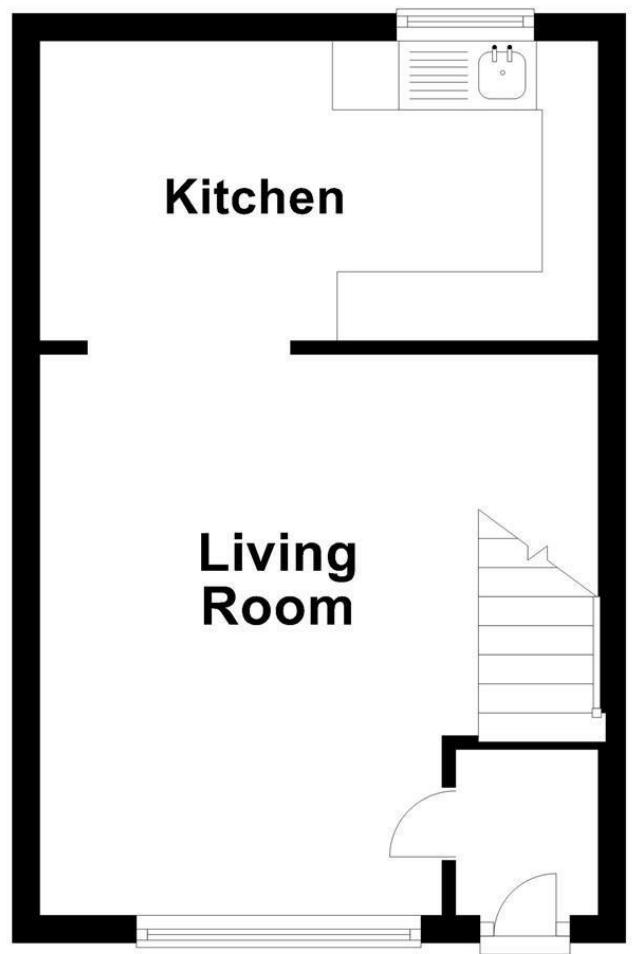
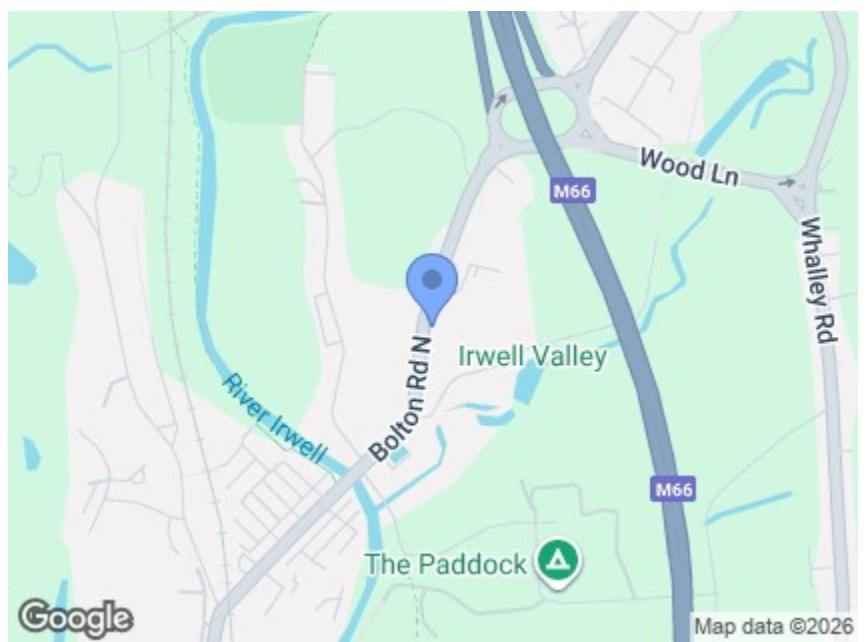
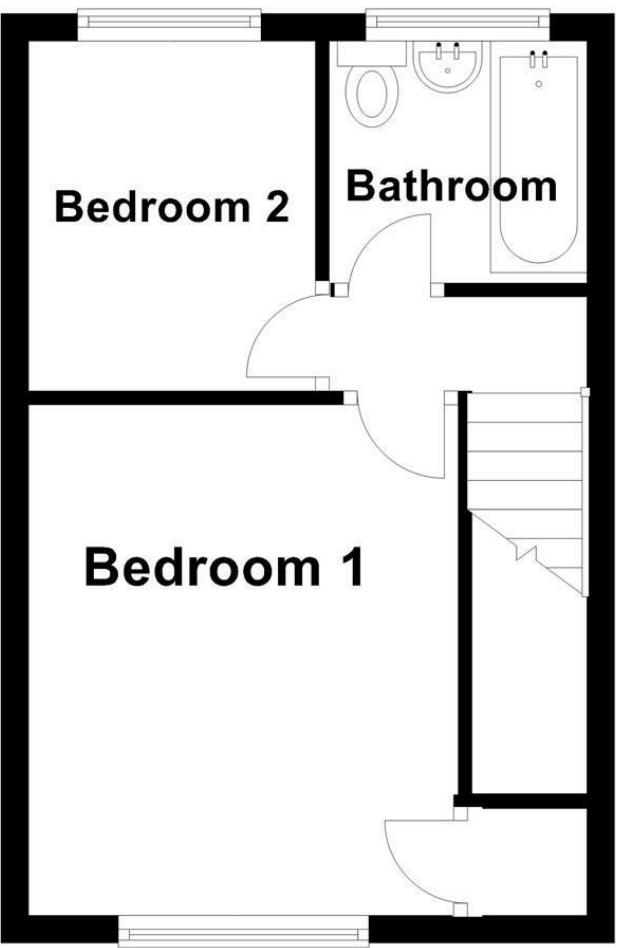


## Ground Floor



## First Floor



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	84	(39-54) E	53
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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 LIMITED



171 Bolton Road North  
Ramsbottom, Bury, BL0 0NA

**£925 Per month**



- A well presented two bedroom terrace
- Situated close to local amenities
- Spacious lounge and kitchen to the ground floor
- Sunny, tiered garden to the rear
- In a convenient & sought after location
- Open front aspect & stunning countryside views
- Two good sized bedrooms and bathroom
- Offered unfurnished and available 15th September 2025

# 171 Bolton Road North

## Ramsbottom, Bury, BL0 0NA

Charles Louis are thrilled to bring to lettings this delightful two-bedroom terraced cottage located in the heart of Ramsbottom Village.

Situated close to the vibrant centre you are only a short walk away from the local shops, amenities & recreational spots for family outings, as well as convenient transport links to the city and motorway access.

The property comprises of:

Vestibule entrance, spacious lounge with feature fireplace, fitted kitchen-diner with integrated appliances.

Two spacious bedrooms, from its elevated position, offering stunning scenic views of the countryside landscape.

A modern, fully tiled bathroom with bath and shower attachment. Neutral décor throughout.

Gas central heating & double glazing. Generously sized garden.

This delightful two-bedroom terrace offers a perfect blend of comfort, charm, and scenic beauty. A home not to be missed.

Ideal for professional couple or family of three, this property is offered unfurnished and available to occupy from the 15th September.

Don't miss the opportunity to rent this charming home with a view. Arrange a viewing today!

### Entrance Vestibule

With an inner door opening into the lounge.

### Lounge

With a front facing UPVC double glazed window with laminate wood effect flooring, spot lighting, radiator, TV point, power points, open arch way to the kitchen and stairs ascending to the first floor.



### Kitchen

With a rear facing UPVC double glazed window, partly tiled, spot lighting, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, electric hob, plumbing for washing machine, space for freezer and door to the rear



### First floor Landing

With spot lighting, leading to two bedrooms and bathroom.

### Master Bedroom

With a front facing UPVC double glazed window with stunning country views, radiator, power points and built in cupboard over the stairs.



### Bedroom Two

With a rear facing UPVC double glazed window, radiator and power points.

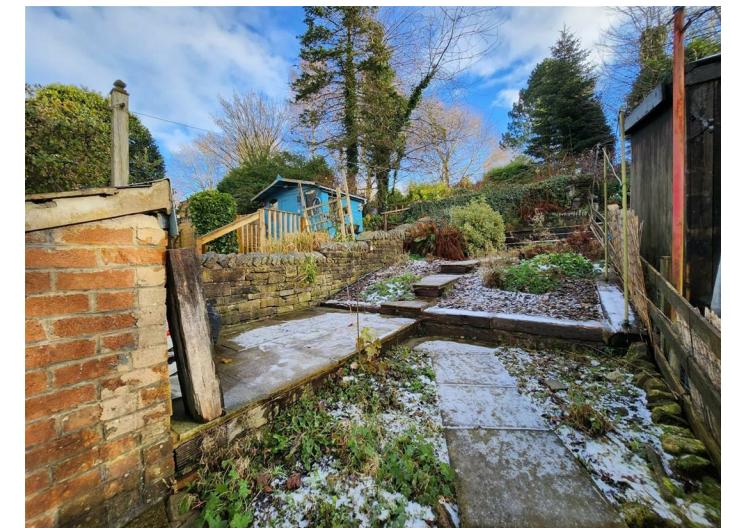
### Bathroom

Fully tiled with a rear facing opaque double glazed window, tile effect flooring, spot lighting, radiator, three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.



### Garden

A delightful tiered and sectioned garden with patio area, featuring a range of trees, plants and shrubs.



### Open Aspect from Front



Council Tax Band B