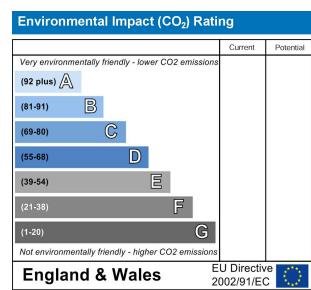
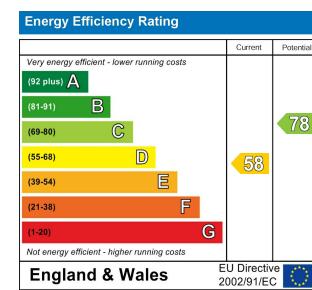


**Directions**

Postcode - BL0 9PE What three words - //value.paramedic.proves



**222 Bolton Road West**  
Ramsbottom, Bury, BL0 9PE

**£1,025 Per month**



- Recently improved two-bedroom mid-terrace home
- Available for immediate occupation
- Situated in the highly sought-after area of Ramsbottom
- Spacious lounge featuring an attractive fireplace
- Separate dining room with characterful Dutch door to the garden
- Brand new modern fitted kitchen
- Enclosed, low-maintenance rear garden
- Within easy reach of Ramsbottom town centre, local amenities and transport links

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.

# 222 Bolton Road West

Ramsbottom, Bury, BL0 9PE

Charles Louis Lettings are delighted to present this charming and recently improved two-bedroom terraced home, available for immediate occupation. Ideally positioned on Bolton Road West in the highly sought-after area of Ramsbottom, the property enjoys convenient access to local amenities and is within easy reach of the town centre.

The accommodation briefly comprises an entrance vestibule leading into a spacious and welcoming lounge, featuring a striking fireplace that forms an attractive focal point. From here, the property flows into a well-proportioned dining room, which in turn opens into a newly fitted modern kitchen. A characterful Dutch door from the dining room provides access to an enclosed, low-maintenance rear garden, ideal for relaxing or entertaining.

To the first floor are two generously sized bedrooms and a well-appointed family bathroom.

Further benefits include a new roof, brand new fitted kitchen, newly installed front windows, a composite front door, and an enhanced frontage that gives the property excellent kerb appeal. This beautifully presented home is expected to attract strong interest, and early enquiry is highly recommended to avoid disappointment.

## Entrance Vestibule

A newly fitted and secure front Composite entrance door opens into the entrance vestibule with laminate wood effect flooring.

## Lounge

With a front facing UPVC double glazed window, laminate wood effect flooring, feature brick fireplace, radiator and power points.

## Dining Room

With laminate wood effect flooring, radiator, a Dutch door opening out to the rear garden, and stairs ascending to the first floor.

## Kitchen

With a side facing UPVC double glazed window, laminate wood effect flooring and ample power points, newly fitted with range of wall and base units and contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob with extractor hood, plumbing for a washing machine and space for a fridge/ freezer.

## Master Bedroom

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

## Bedroom Two

With a rear facing UPVC double glazed window with a far reaching view out over Peel Tower, radiator and power points.

## Bathroom

Partly tiled with a radiator, extractor fan, three suite bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.

## Rear Garden

An enclosed, attractive and easy to maintain garden, with external water supply.

## Front Garden

Faux lawn and flagged path leading to the front entrance door.