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Bolton Road West, Ramsbottom

## Description

Welcome to this charming two bedroom cottage nestled in the heart of Ramsbottom, offering a wonderful blend of character and potential. With spacious rooms throughout, this property boasts an excellent layout that is perfect for modern family living. While the cottage is in need of updating, it presents a fantastic opportunity to infuse your personal touch and transform it into a stylish, contemporary home. Imagine the possibilities as you re-imagine the interiors, creating a warm and inviting space for family gatherings and entertaining friends. Commercial possibilities (subject to necessary planning permissions). Excellent location for access to swimming baths, gyms, parks such as Nuttal Park and Top Park. An array of superb walks on the doorstep such as Holcombe Hill and beyond. The location is ideal, providing easy access to local amenities, scenic walks, and the vibrant community that Ramsbottom has to offer. Don't miss out on the chance to make this cottage your own and unlock its true potential! Catchment area for an array of popular schools within the area. Within catchment area for popular schools in Ramsbottom. Bus route to Bury, Rawtenstall and then links to tram to Manchester and airport. Easy access to motorway network to M66 to M60, M62 and beyond.

Living in Ramsbottom: within walking distance to the centre of Holcombe offers a delightful blend of convenience and natural beauty. The vibrant atmosphere of Ramsbottom, known for its charming shops, cafes, and restaurants, is just a short stroll away,



providing easy access to local amenities. You can enjoy the bustling market scene, explore unique boutiques, and savour delicious meals at various eateries.

In addition to the urban conveniences, the proximity to Holcombe allows residents to immerse themselves in stunning countryside views and outdoor activities. The area is renowned for its scenic walks, hiking trails, and beautiful parks, making it perfect for nature lovers and those who enjoy an active lifestyle.

The community in Ramsbottom is friendly and welcoming, often hosting local events and gatherings that foster a strong sense of belonging. Living here means you can experience the best of both worlds: the vibrancy of town life coupled with the tranquillity of the surrounding countryside. It's an ideal setting for families, professionals, and anyone looking to enjoy a balanced lifestyle in a picturesque environment.

Council Tax Band: Band B

Tenure: Leasehold (791 years)

Ground Rent: £0 per year

Service Charge: £0 per year

Parking options: On Street

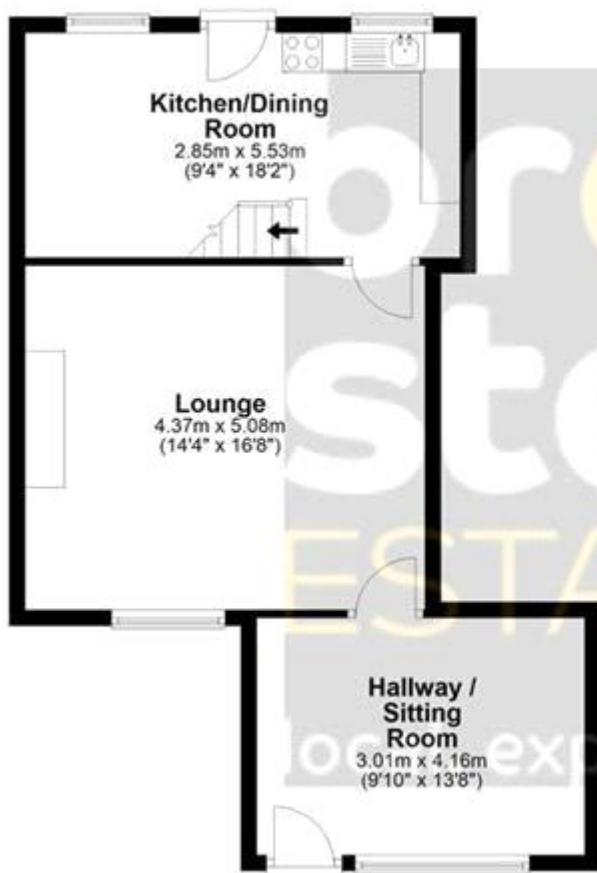
Garden details: Enclosed Garden

### **Tenure**

Leasehold

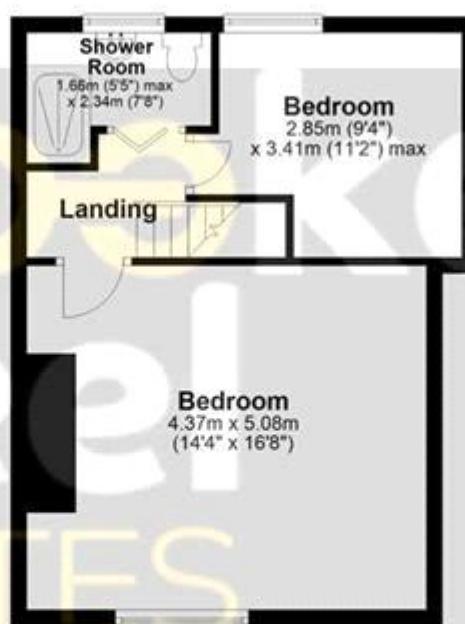
### Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



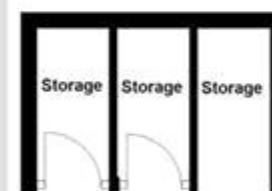
### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



### Outbuilding

Approx. 5.6 sq. metres (60.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.3 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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