

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and

## AINSWORTH LANE, TONGE FOLD, BL2 2PY



- 3 bed semi detached, extended
- Modern kitchen and bathroom
- Popular and convenient location
- Good local amenities
- Lounge, kitchen dining room
- Guest w.c, utility room
- Newly fitted uPVC double glazing
- Close to town centre, transport links



**£220,000**

### BOLTON

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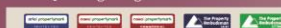
### BURY

14 Market St, Bury, BL9 0AJ  
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### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this lovely three bedroom semi detached house, situated in a very popular and convenient location, close to Tonge Park. The property has been extended providing a useful utility room. Inside there are modern features including a contemporary white bathroom suite and a fitted kitchen dining room. The property is within close proximity to amenities including shops, schools parks and transport links. Bolton Town Centre is also close by. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Their accommodation briefly comprises Entrance hall, guest WC, lounge, kitchen dining room and a utility room. Upstairs there are three bedrooms and a bathroom with a modern white suite. Outside there are gardens to the front and rear along with a paved driveway. The property also benefits from newly installed uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC front door with a uPVC double glazed window aside.

**Entrance hall:** Radiator, staircase to the landing

**Guest w.c:** Close coupled WC, wash basin with mixer tap, extractor fan.

**Lounge:** 15' 1" x 11' 7" (4.59m x 3.53m) uPVC double glazed window front aspect, radiator below.

**Kitchen dining room:** 17' 9" x 9' 1" (5.41m x 2.77m) 2 uPVC double glazed windows, rear and side aspect, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, induction hob with a concealed extractor above, built-in oven and grill, built-in microwave, integrated fridge and freezer, radiator, integrated dishwasher, inset spotlights to the ceiling, built in under stairs storage cupboard

**Utility room:** 8' 5" x 3' 2" (2.56m x 0.96m) uPVC door and a uPVC double glazed window, rear aspect, space and plumbing for a washing machine, space for a tumble dryer, radiator, tiling to the walls.

**Landing:** uPVC frosted double glazed window side aspect, access to the loft, doors lead to

**Bedroom 1:** 12' 6" x 10' 9" (3.81m x 3.27m) uPVC double glazed window front aspect, radiator below, range of modern fitted wardrobes with a matching dressing table unit and bedside drawers.

**Bedroom 2:** 10' 11" x 10' 0" (3.32m x 3.05m) uPVC double glazed window, rear aspect radiator below.

**Bedroom 3:** 7' 0" x 6' 10" (2.13m x 2.08m) uPVC double glazed window front aspect radiator below.

**Bathroom:** 6' 1" x 6' 5" (1.85m x 1.95m) uPVC frosted double glazed window rear aspect, contemporary white suite comprising, enclosed bath with mixer tap/shower attachment and a shower above, wash basin with mix tap, close coupled WC, fitted vanity cupboard, heated towel rail, inset spotlights to the ceiling.

**Outside:** There is a paved driveway which provides off-street parking with a 'slate chipping' garden area aside. A paved pathway and a gate gives access along the side elevation to the rear garden. Rear There is a paved patio and a generous sized garden with an 'Astro Turf' style surface and a raised paved patio.

**Parking:** Driveway parking

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is leasehold, 995 years from 1 May 1936, we are advised the ground rents is £4.35 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual cost of £1670

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** Cardwells estate agents Bolton research shows the property is

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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