



Ashworth Lane, Sharples, Bolton, BL1 8RX

Offers in the Region Of £199,950

CHARACTER STONE END TERRACED! 3 DOUBLE SIZED BEDROOMS, CONVERTED LOFT ROOM! NO ONWARD CHAIN! VACANT POSSESSION! A very spacious 3 bedroom stone end terraced home, located on Ashworth Lane in the Sharples area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, 2 spacious reception rooms with feature gas fire and surround, a fully fitted galley style kitchen with an integrated gas hob, oven and a chrome extractor hood, with a good sized yard to the rear. To the upper floor you will find 3 double sized bedrooms, (storage room off the master bedroom), a family bathroom with a 3 piece suite in white, including a basin, toilet and a corner bath tub, plus a converted loft room with a fixed stairwell. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. FREEHOLD PROPERTY, the epc is Band E. Grade 2 listed.



ACCOMMODATION

Entrance Vestibule 4' 8" x 3' 7" (1.41m x 1.10m)

The entrance vestibule to the front of the property.

Entrance Hallway 11' 8" x 3' 5" (3.55m x 1.03m)

The entrance hallway. Decorated in neutral colours with a mid oak wood laminate floor. Warmed by a gas central heated radiator.

Lounge 12' 9" x 13' 8" (3.88m x 4.17m)

A spacious lounge with a feature gas fire and surround. Decorated in neutral colours with a mid oak wood laminate floor. Fitted with 3 double glazed windows to the front and side aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 2" x 14' 6" (4.01m x 4.43m)

A spacious second reception room with a feature gas fire and surround. Decorated in neutral colours with a mid oak wood laminate floor. Warmed by a gas central heated radiator.

Kitchen 6' 5" x 18' 0" (1.95m x 5.48m)

A fully fitted galley style kitchen with a gas hob, oven and a chrome extractor hood. Fitted with a double glazed window to the rear and side aspect. Warmed by a gas central heated radiator.

Rear Yard 18' 4" x 17' 9" (5.6m x 5.4m)

A good sized, low maintenance rear yard.

Master bedroom 13' 9" x 13' 1" (4.18m x 4.0m)

A very spacious double sized bedroom to the front of the property. Space for fitted or free standing wardrobes. Comes with a storage room to the left. Decorated in neutral colours with a light oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 11" x 10' 0" (3.93m x 3.05m)

A second double sized bedroom to the middle of the upper floor. Space for fitted or free standing wardrobes. Decorated in neutral colours with a light oak wood laminate floor. Fitted with 2 double glazed windows to the side aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 9" x 12' 10" (2.67m x 3.9m)

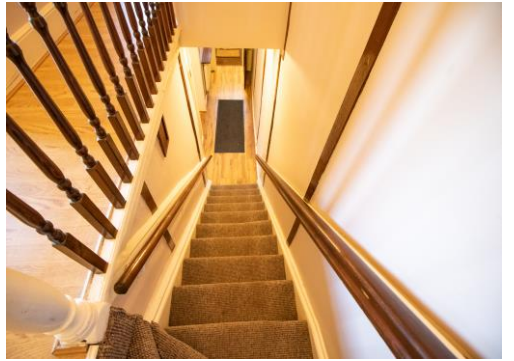
A third double sized bedroom to the rear of the property. Decorated in neutral colours with a light oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 0" x 5' 6" (1.82m x 1.67m)

A family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a corner bath tub. Fully tiled walls. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Converted Loft room 12' 11" x 16' 1" (3.94m x 4.9m)

A spacious converted loft room with plenty of headroom. (Comes with a fixed stairwell). Decorated in neutral colours with a light oak wood laminate floor. A double glazed velux style window is fitted to the roof space.



Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

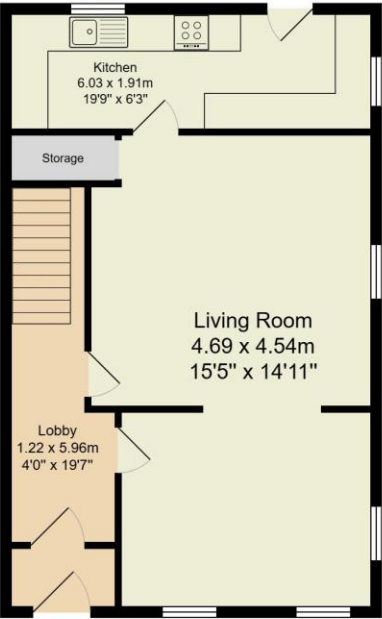
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

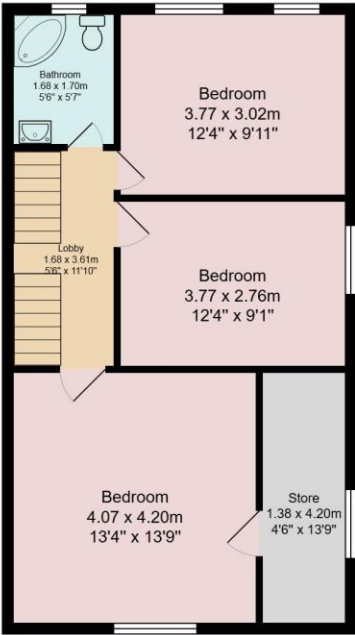
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

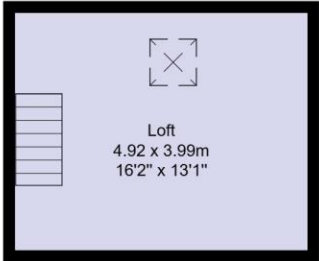
230, Ashworth Lane, BL1 8RX



Ground Floor



First Floor



Second Floor

Total Floor Area: 136.5 m² ... 1469 ft²
All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

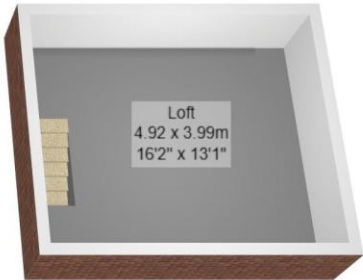
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