

AINSLIE ROAD

WELCOME HOME

Located in Heaton, between New Hall Lane and Devonshire Road, you'll find this contemporary three-bed semi-detached family home on Ainslie Road.

You can park along the roadside next to the front garden, which is bordered by low-level hedge planting.

Enter through the black UPVC front door featuring inset glazed frosted panels, and step into the hallway where you can hang coats and neatly store your shoes.





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Turn to your right and enter the living room, featuring a wide bay window adorned with white Venetian blinds that offer a picturesque view of the front. The room is characterised by clean white walls, with a striking teal-painted accent wall drawing attention to the fireplace, complemented by an oak mantle above.

Oak timber laminate flooring seamlessly extends from the living room through partially glazed oak doors into the kitchen/diner area.



Contemporary white cabinets are configured in a convenient U-shape design, featuring an oak countertop that harmonises with the flooring.





Integrated within the tall units are a fridge, freezer, electric oven, and grill. A 4-ring gas hob with a stainless steel extractor above is complemented by a Moroccan-inspired tiled splashback. Beneath the stainless steel sink, positioned by the window overlooking the rear garden, there's an integrated dishwasher and plumbing for a washing machine.

On the opposite side, you'll find a dining area strategically positioned next to the expansive glazed UPVC doors that lead out to the garden, providing an ideal setup for entertaining during the summer season.







Back at the entrance hall, ascend the staircase with white spindled railings to reach the first floor, where you'll find three beautifully appointed bedrooms.

Overlooking the front is the main bedroom. Bathed in natural light from a sizable UPVC window, the room boasts white walls and neutral carpeting, creating a bright and inviting atmosphere. Ample space is available for a complete set of furniture alongside a double bed, with a wall-mounted TV point conveniently situated on the chimney breast wall.







Continuing further, uncover a second double bedroom looking out over the rear garden, similarly adorned in neutral tones. Offering plentiful space for a double bed and a complete set of furnishings, again with a wall-mounted TV point.





The third bedroom, positioned to overlook the front, is currently configured as a nursery. Soft pink walls extend to dado height, seamlessly blending with the white walls and neutral carpeting, creating a harmonious atmosphere.





Indulge in rejuvenation in the brightly lit bathroom, equipped with contemporary amenities including a modern WC, pedestal washbasin, and a panelled bath with a shower overhead and a glazed screen. The shower walls are tiled, while the remaining walls are adorned in white to complement the vinyl flooring. Additionally, a heated towel rail ensures your towels stay warm and cosy.



STEP OUTSIDE

Step out into the south-facing rear garden, where you'll find a decked patio area conveniently situated right by the patio doors, ideal for hosting barbecues and outdoor gatherings.

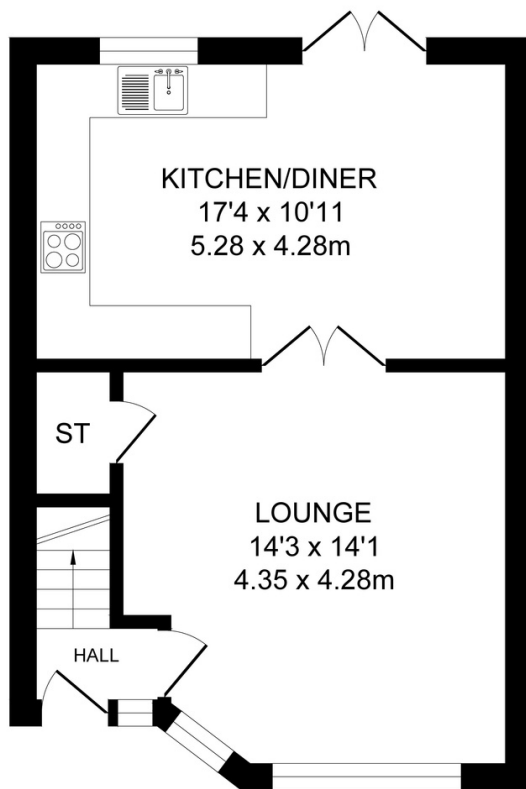
Step down onto a well-maintained lawn bordered by mature plants and enclosed by timber fencing, creating a safe and secure space suitable for children and pets to enjoy.

In the back corner of the garden, there's a timber storage shed, providing an ideal space for storing outdoor equipment and tools.

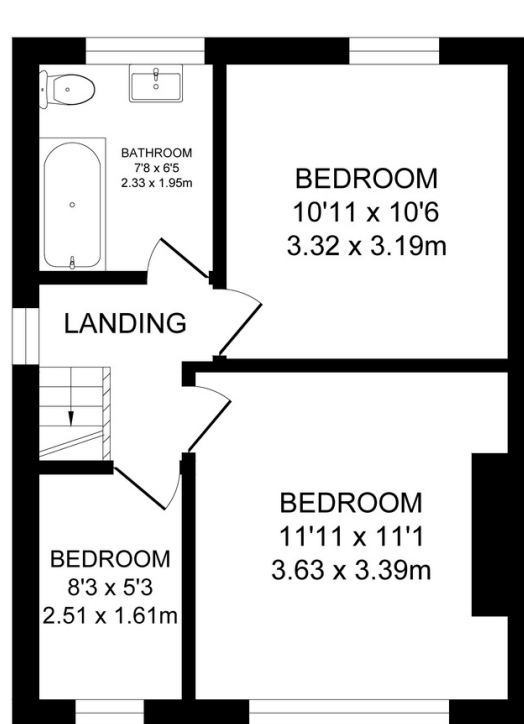








GROUND FLOOR
 APPROX. FLOOR
 AREA 40.1 SQ.M
 (432 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 37.7 SQ.M
 (406 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.8 SQ.M. (838 SQ.FT.)



FEATURES:

- Modernised Semi-Detached Family Home
- Three Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Rear South-Facing Garden
- Close To The Most Highly Sought-After Schools
- Tenure: Leasehold
- Years Left On Lease- 892
- **Ground Rent TBC**
- **EPC Rated: TBC**
- Council Tax Band: B

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

OUT ABOUT

Prized for its local schooling links, No. 29 Ainslie Road is in the catchment area for a number of highly lauded educational establishments, including the popular Markland Hill Primary - only a ten-minute walk away, while the renowned independent Bolton School is only around the corner.

The local shops are only a stroll away, with coffee shops close by including The Coffee Shop- Heaton and Common & Coffee.

With walks on the doorstep, enjoy a taste of fresh air at Doffcocker Lodge, or High Rid Reservoir, both just around the corner. Meanwhile Rivington, with its tower and Japanese gardens, is only a 5-10 minute drive away. Enjoy perfecting your serve at nearby Markland Hill Tennis Club.

Close to many great restaurants and pubs, take a short walk to arrive at the Victoria Inn, affectionately known as Fanny's - a popular venue with locals and those from further afield.

Only a stone's throw from The Retreat, in the opposite direction on route to Horwich, Bob's Smithy Inn is only a two-minute drive from the doorstep.

Families are well placed, not only close to schools but within a five-minute drive of Moss Bank Park, and also Queens Park. Take cinema trips to the nearby Middlebrook Retail Park, where you can also pick up the weekly shop at Tesco.

Handy for transport links, it is only a five-minute drive to the motorway with Bolton town centre around about ten minutes' drive away.





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