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1A SUMNER AVENUE
Bolton, BL2 5RF
£300,000

1A SUMNER AVENUE

Property at a glance

- DECEPTIVELY SPACIOUS SEMI-DETACHED
- FOUR BEDROOMS WITH ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- AINSWORTH VILLAGE
- CONSERVATORY
- VERSATILE FAMILY ACCOMADATION

Deceptively spacious four bedroom semi detached property with additional loft room, located in the ever popular village of Ainsworth. The location offers excellent access & transport links to Bury & Bolton town centres, local shops, schools and amenities yet with open countryside being on your doorstep. This property really must be viewed to appreciate the size and versatility of the accommodation on offer which briefly comprises of; porch, entrance hall, lounge, separate dining room, conservatory, kitchen, utility room ground floor bedroom and storage room (which is ideal for conversion into a guest shower room). To the first floor are three bedrooms and spacious family bathroom and access to the loft room. There are gardens to the front & rear, with double driveway providing off road parking.

Leasehold - 999yrs

Ground Rent £6

EPC-D

Council Tax Band - D

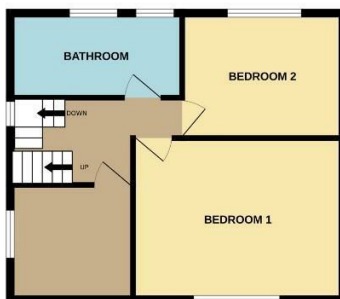




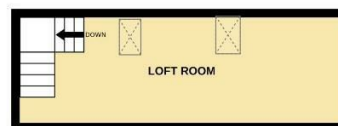
GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

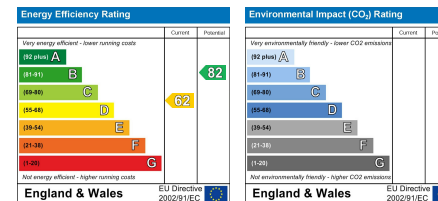


2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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