



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Three Bed Semi-Detached Property
- Highly Desirable Residential Location
- Superb Transport Links Via Rail & Road
- Two Separate Reception Rooms
- Generously Proportioned Rear Garden
- Driveway Parking & Single Garage
- Available with No Onward Chain

AINSCOW AVENUE,  
LOSTOCK

£275,000



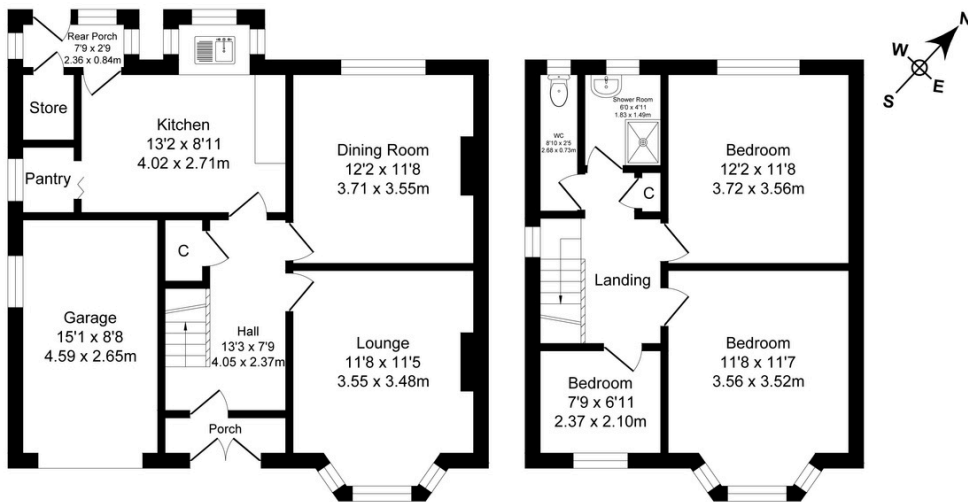
Ainscow Avenue, Lostock



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## Total Approx. Floor Area 1271 Sq.ft. (118.1 Sq.M.)

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.



Ground Floor

Approx. Floor Area 772 Sq.Ft (71.7 Sq.M.)

First Floor

Approx. Floor Area 499 Sq.Ft (46.4 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Occupying a superb position and a very generously proportioned plot, this traditional three bed semi-detached property will no doubt receive strong levels of interest. As has been the case with many of its neighbours, this desirable home offers an abundance of potential for extension of its accommodation, subject to the necessary consents and approvals, affording a rare and exciting investment opportunity for a new owner to create a tailored home to their individual taste and specification.

Conveniently situated just off Chorley New Road, this quiet residential location has proven consistently popular with those looking for a safe and peaceful spot in which to raise their little ones, particularly given the well-regarded local schooling, including the highly acclaimed Bolton School, recognised as one of the finest educational establishments within the North-West, if not the country. The wider locality is similarly a delight and broadly acknowledged as one of the premium residential districts in the area. Being within a moment's drive of Lostock railway station, Horwich Parkway and the motorway network, the transport links here really are first-rate, providing swift access to a host of major commercial centres, including Manchester, Bolton and Preston, which will be a real draw for those with a commute to consider. The vast array of shops, eateries and leisure facilities available within the popular Middlebrook Retail Park are pleasingly within walking distance, whilst slightly further afield, the bustling town centres of Bolton and Horwich offer their own plentiful shops and amenities.

Having been a much-loved and cared for home, the property has been under the same ownership for decades. Currently affording in excess of 1,270 square feet in total, its good-sized accommodation would now benefit from some modernisation; however, we are certain that a new owner will relish the opportunity to infuse their own style. From one's first step across the threshold, a warm and inviting ambience is immediately prevalent, whilst one will remark on the abundance of natural light on display throughout: entering via the entrance porch into the welcoming reception hallway with its staircase to the first floor, before discovering the two separate reception rooms, a front-facing lounge complete with attractive bay window, and a rear-facing dining room which enjoys a pleasant aspect over the rear garden.

The ground floor is completed by the 13' kitchen, which is fitted with a range of wooden base and wall units with contrasting laminated work surfaces and provides space for free-standing appliances. A handy pantry provides space for those everyday staples and ingredients, whilst there is also a rear porch with a further useful storage area.

Up on the first floor, the good-sized landing provides access to the three bright bedrooms, including the primary bedroom, which boasts another bay window to the front elevation.

The accommodation is completed by the family shower room, which is fitted with a three-piece suite, comprising of pedestal wash hand basin, shower cubicle and separate WC.

Externally, the generously proportioned plot is a real highlight, affording gardens to both the front and rear. The front garden is more low maintenance, with mature shrubs to the perimeter, whilst the rear garden is of a particularly great size and enjoys an excellent degree of privacy. There is plenty of opportunity for the youngest members of the family to burn off their energy on the good-sized lawn, whilst the adults keep a watchful eye from the paved patio, perhaps enjoying a relaxing glass of wine in those warm summer evenings. Off-road parking facilities are provided on the paved driveway, which also gives access to the attached single garage.

Available with the added benefit of no onward chain, opportunities such as those afforded here are rare indeed, and we would highly recommend a swift appointment to view to avoid disappointment.



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