



6 Ainsdale Road, Bolton

Offers Over £225,000

**Miller Metcalfe**  
*Every step of the way*

## 6 Ainsdale Road

Bolton, Bolton

\*\*\*DECEPTIVELY SPACIOUS FOUR BEDROOMS TERRACE WITH LOFT ROOM AND EN-SUITE\*\*\*POPULAR LOCATION\*\*\*CLOSE TO LOCAL SCHOOLS\*\*\*TWO RECEPTION ROOMS\*\*\* This FOUR bedroom bay fronted mid terrace is being welcomed to the market on the ever popular Ainsdale Road. The property would be ideal for a family boasting an abundance of indoor living space. Within walking distance of local school, shops and amenities this property is not one you can sleep on. The property briefly comprises of Entrance vestibule leading into the hall with stairs to the first floor and access into two reception rooms and kitchen. To the first floor four good sized bedrooms and family bathroom. Rising to the second floor there is a loft room with en-suite facilities. Externally the property is garden fronted with a yard to the rear and on street car parking. This must be viewed to appreciate the size of accommodation on offer.

Council Tax band: A

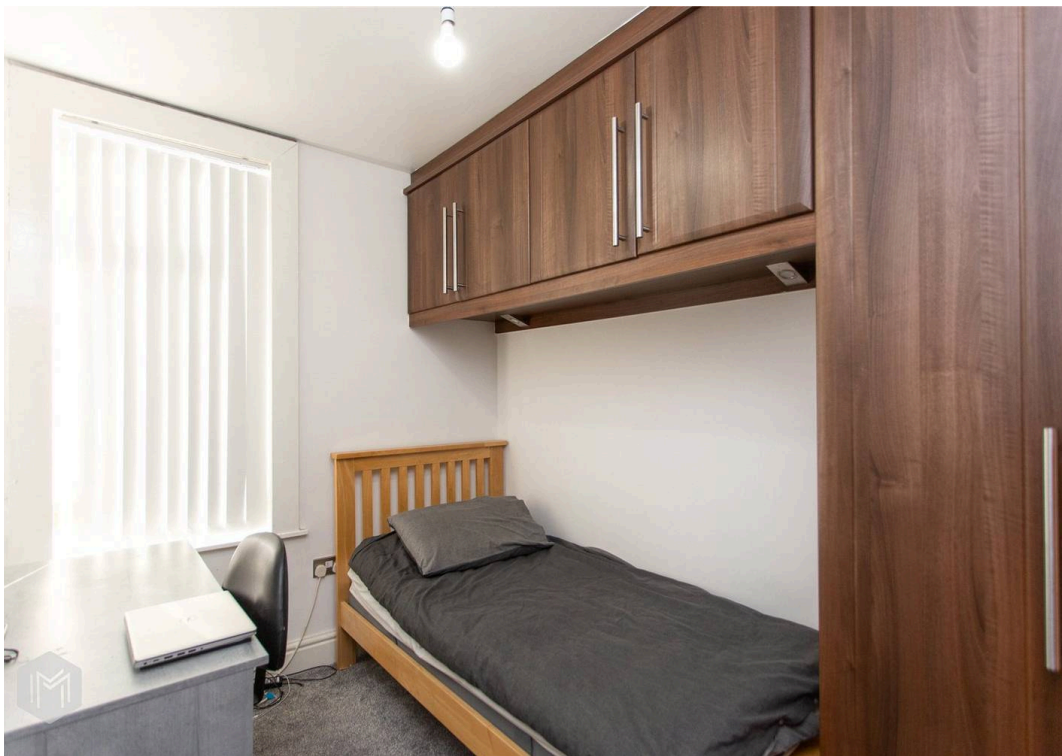
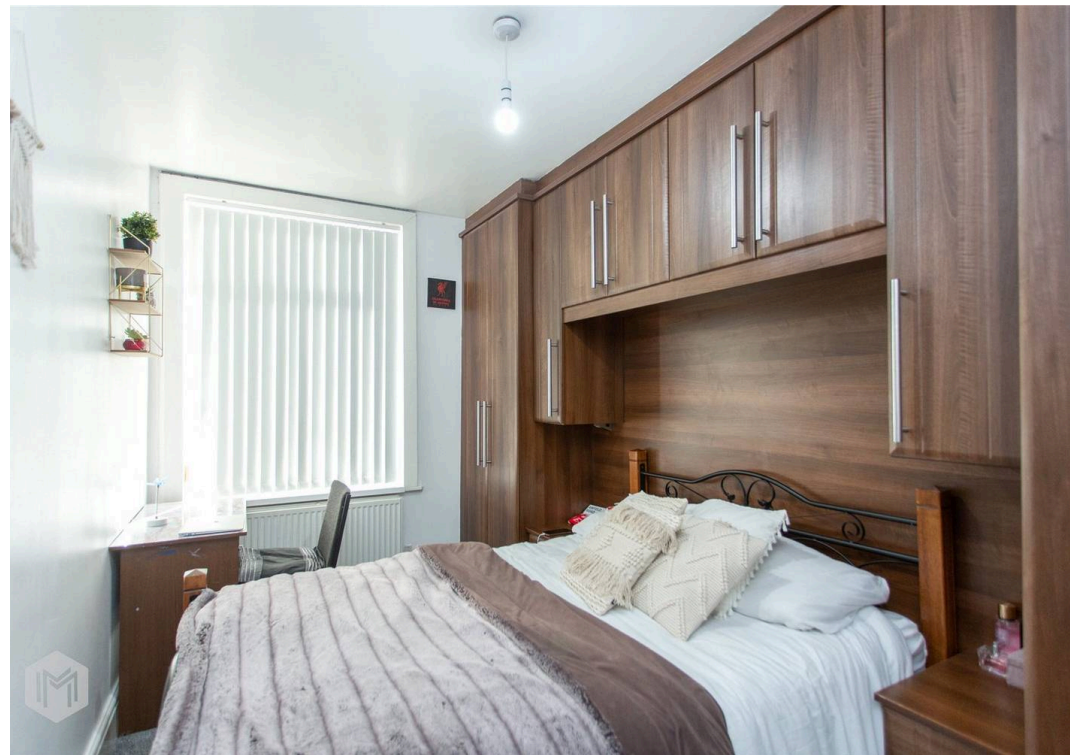
Tenure: Leasehold

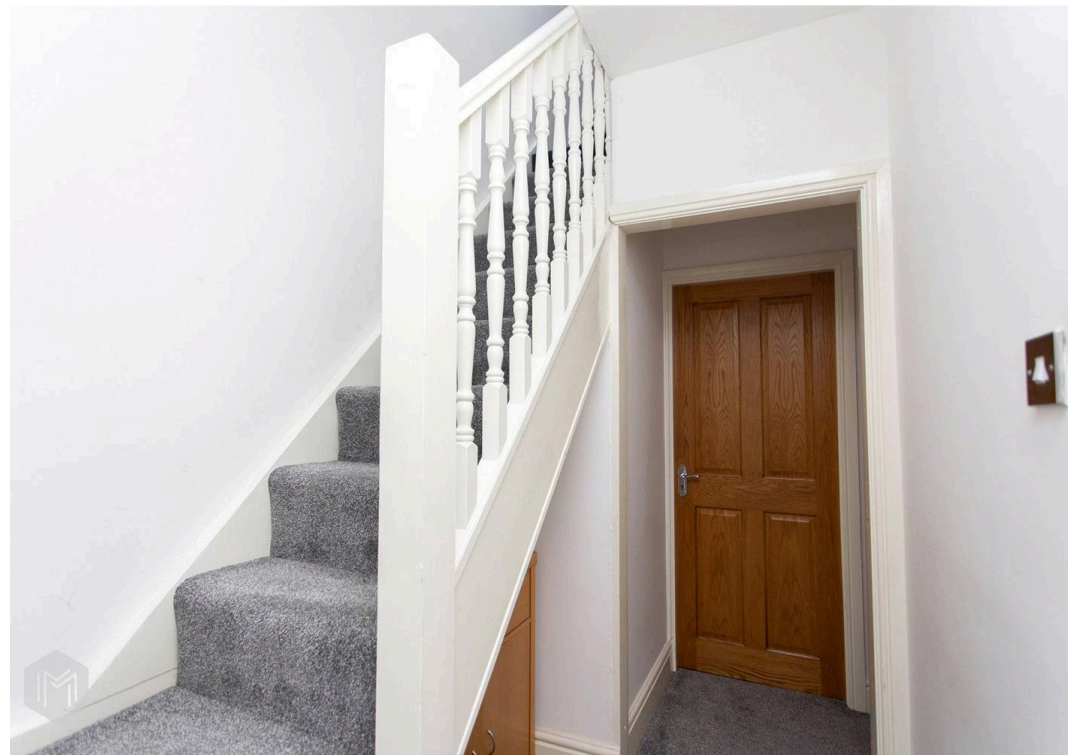
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

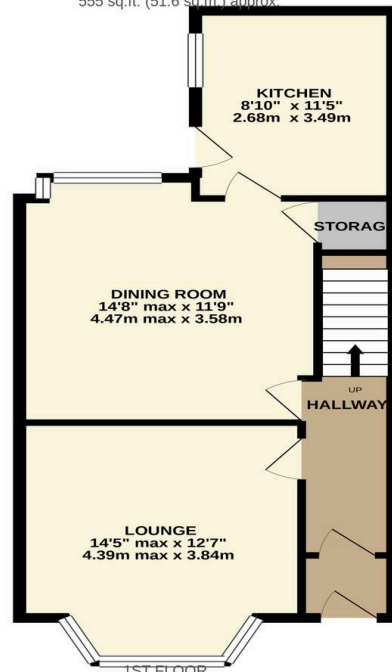




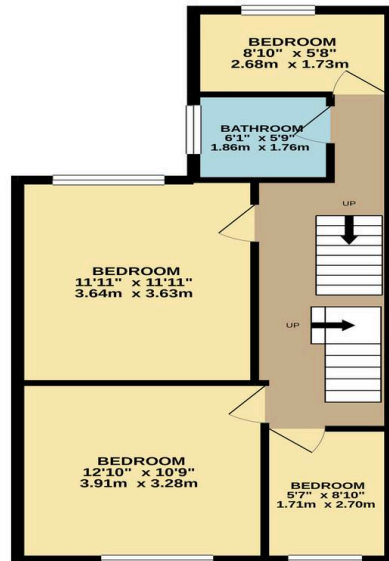




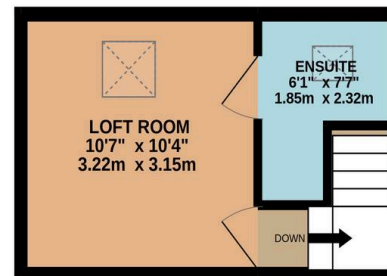
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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.



## Miller Metcalfe - Bolton

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