



10 Broomfield Close, Ainsworth

Offers Over £200,000

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10 Broomfield Close

Ainsworth, Bolton

Located in a highly regarded cul-de-sac in the ever-popular village of Ainsworth, this attractive three-bedroom semi-detached home presents an exciting opportunity for growing families seeking additional space in a superb residential setting.

Offering well-balanced accommodation throughout and bursting with potential to modernise and create a truly special long-term family home, the property is ideally positioned close to excellent local amenities, schools and transport links.

Upon entering, you are welcomed via an entrance porch into the hallway with staircase rising to the first floor. The generous main lounge provides a warm and inviting living space and flows seamlessly through to the kitchen and an additional extended reception room to the rear. This versatile space would make an ideal dining room, second sitting room, home office or children's playroom depending on individual requirements.

To the first floor, the property offers three well-proportioned bedrooms, comprising two spacious doubles and a comfortable single bedroom, all served by a family bathroom.

Externally, the home enjoys gardens to the front, side and rear, creating excellent outdoor space for families and entertaining alike. A private driveway and garage further enhance the practicality of this wonderful home.

Broomfield Close remains a firm favourite with families thanks to its peaceful setting and convenient location just off Bradley Fold Road. A superb range of nearby amenities includes shops, restaurants, leisure facilities and highly regarded schools, whilst excellent commuter links provide easy access to Harwood, Bolton, Bury and Manchester.

Early viewing is highly recommended to appreciate the space, location and fantastic potential this charming family home has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





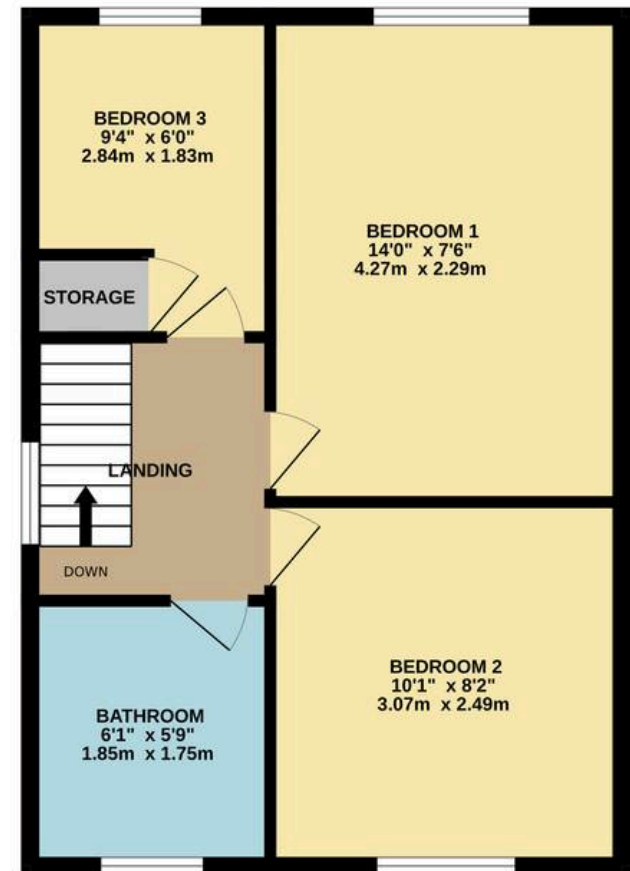




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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