



14 Ainslie Road, Bolton

£280,000 Leasehold

Four double bedroom semi detached property • Stunning bespoke media wall in the lounge • Primary bedroom with bespoke media wall • Primary and secondary bedrooms with fitted wardrobes • Three piece bathroom suite with electric shower over the bath • Second floor W.C. • Laundry room on first floor • Outbuilding with two play areas incorporated • Low maintenance front and rear garden • New boiler installed





Wilcox
Estate Agents Ltd.



This beautifully presented four double bedroom semi detached house offers spacious, versatile living accommodation arranged over three floors, making it an ideal choice for families seeking a modern and comfortable home. The ground floor features a welcoming entrance hall that leads to the stylish lounge, where a stunning bespoke media wall creates a contemporary focal point, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample storage and worktop space, seamlessly connecting to the dining area for convenient family meals. Upstairs, the primary bedroom boasts its own bespoke media wall, adding a touch of luxury, along with fitted wardrobes for excellent storage.

The secondary bedroom also benefits from fitted wardrobes, ensuring practicality throughout. The family bathroom comprises a modern three piece suite with an electric shower over the bath, while a separate W.C. on the second floor adds further convenience for busy households. A dedicated laundry room on the first floor keeps washing tasks neatly tucked away. An outbuilding, thoughtfully divided into two play areas, offers a fantastic space for children or could easily be adapted for hobbies or home working. The property also benefits from a recently installed boiler, providing peace of mind and energy efficiency.

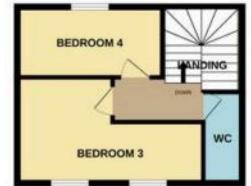
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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The outside space has been designed for low maintenance and maximum enjoyment. The shale front yard is bordered by a low level brick wall and features a flagged pathway leading to the front door, offering a welcoming first impression. To the rear, a small decking area provides a pleasant spot for outdoor dining or morning coffee, while the artificial grass ensures a green and tidy appearance year round. The garden is enclosed by fence panels for privacy and security, making it a safe space for children and pets to play. The versatile outbuilding at the rear can be used as a playroom, home office, or gym, depending on your needs. This property combines practical family living with contemporary finishes and flexible outdoor spaces, making it a must-see for those seeking a move-in ready home in a convenient location.