



51 Church Street, Ainsworth  
£310,000

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

# 51 Church Street

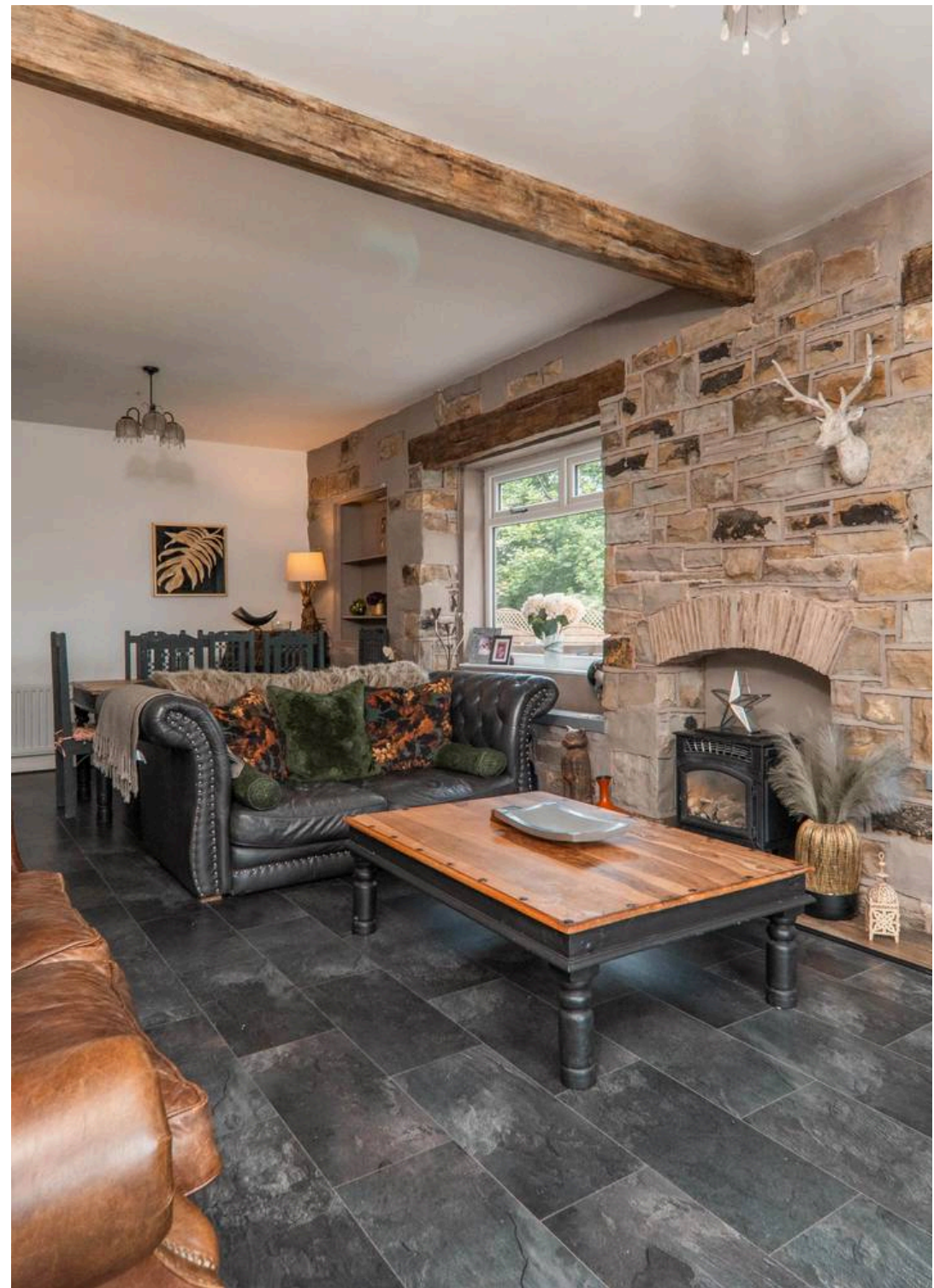
Ainsworth, Bolton

This well-presented three-bedroom end of terrace house offers an excellent opportunity for those seeking a spacious and versatile home in a popular residential location. The property is freehold and provides good sized accommodation, making it an ideal choice for a growing family. Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge/dining room with lots of natural light which is perfect for relaxing or entertaining guests. The lounge flows seamlessly into the country style kitchen which has lots of features and character and is fitted with a range of fitted units and ample worktop space, integrated appliances and a Belfast sink. There is a downstairs w/c. Upstairs, you will find three well-proportioned bedrooms, each offering plenty of space for furnishings and storage, with the main bedroom benefiting from an en-suite bathroom. The family bathroom is tastefully appointed with a white suite and contemporary fittings. Additional features include double glazing throughout, efficient central heating, and plenty of storage options, ensuring comfort and practicality for every-day living. The property also benefits from a garage which has planning for a one bedroomed annex, providing secure parking or additional storage space this is currently used as a gym and storage area. There are good sized secure gardens to the side and rear which is part lawned and has a paved seating area to enjoy the sunshine perfect for a familys to enjoy. The decked area overlooks and has access to the community park area. Located in a sought-after area, the house is within easy reach of local amenities, reputable schools, and excellent transport links, making it an ideal base for commuters and families alike. The surrounding neighbourhood is well-regarded for its friendly community atmosphere. Whether you are upsizing to accommodate a growing family or simply seeking a comfortable and well-maintained home in a desirable location, this property is sure to impress with its combination of spacious interiors, practical layout, and appealing features. Early viewing is highly recommended to fully appreciate the accommodation on offer and to secure a home that perfectly balances style, comfort, and functionality. This is a rare opportunity to acquire a freehold property with generous living space, set within a popular and established residential area, and offering all the benefits required for modern family life. Contact us today to arrange your viewing and take the first step towards making this delightful house your new home.

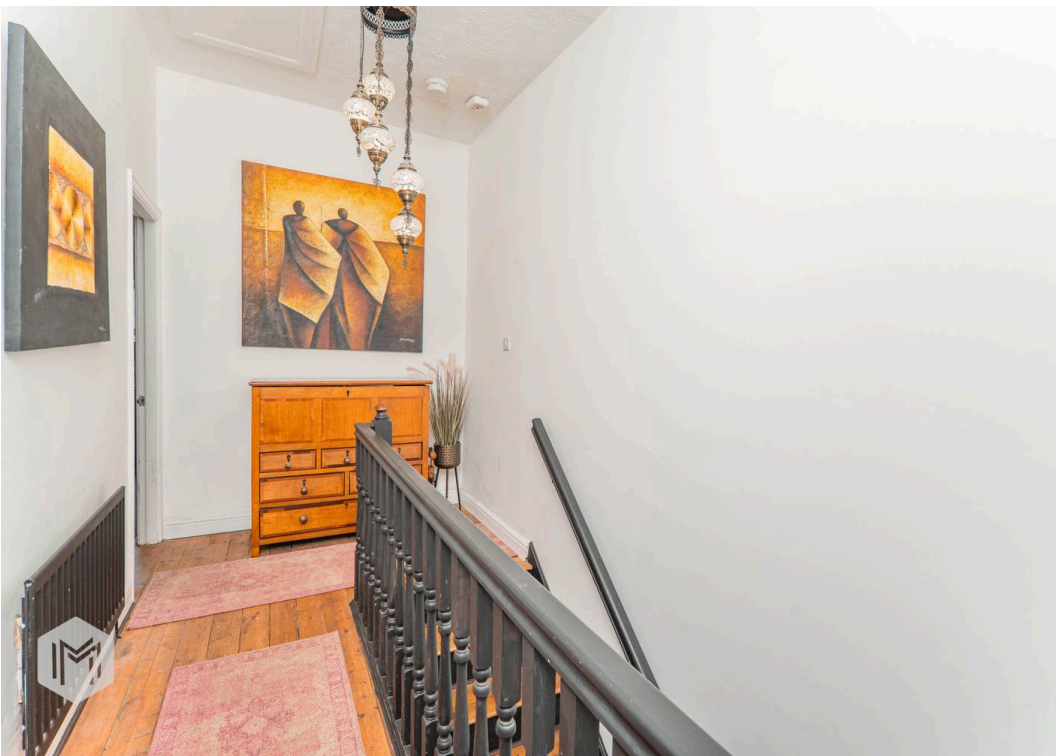
Council Tax band: E

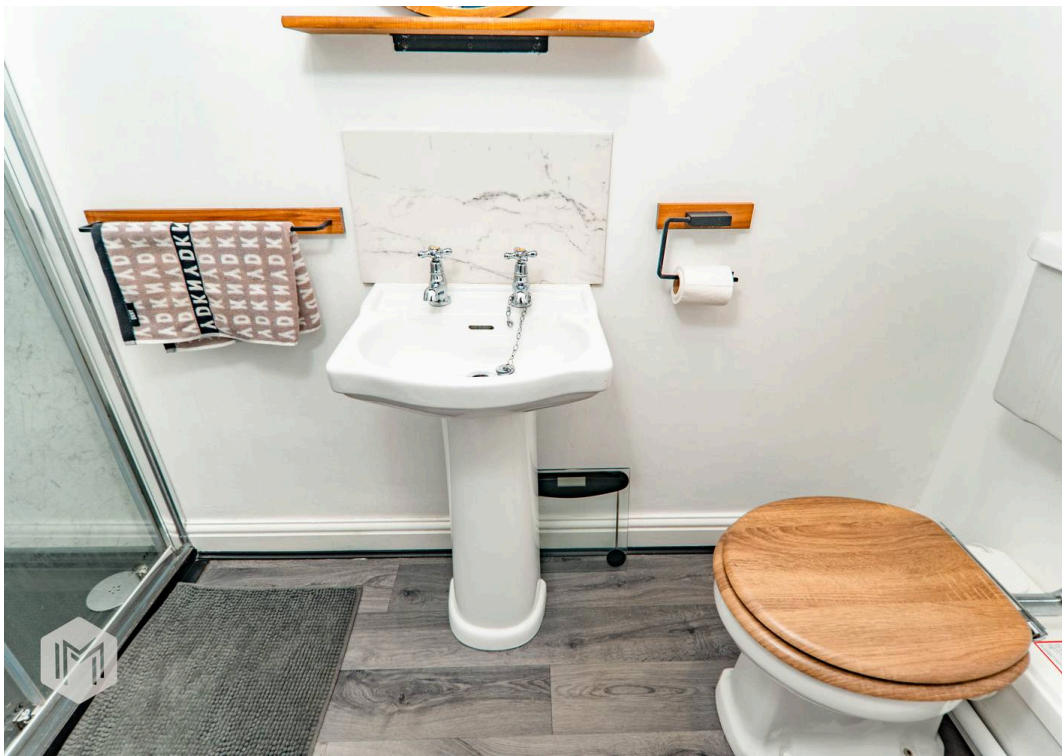
Tenure: Freehold

EPC Energy Efficiency Rating: D









GROUND FLOOR  
685 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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.  
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