



Church Street, Ainsworth

Offers in Region of £130,000

Miller Metcalfe
Every step of the way

Church Street

Ainsworth, Bolton

This well presented two bedroom first floor apartment offers spacious and versatile accommodation, making it an ideal choice for professionals, couples, or small families seeking a comfortable home in a popular location. Upon entering there is a welcoming hallway with access to the side garden. The living room is generously proportioned, providing ample space for both relaxation and entertaining, while large windows allow for plenty of natural light, creating a bright and airy atmosphere. The dining kitchen is thoughtfully designed with a range of fitted cabinets, modern work surfaces, and space for appliances, ensuring a practical and functional cooking environment. Both bedrooms are good sized, with the main bedroom comfortably accommodating a double bed and additional furnishings, and the second bedroom offering flexibility as a guest room, nursery, or home office. The bathroom is tastefully appointed with contemporary fixtures and fittings, including a full-sized bath with shower over, wash basin, and low level WC. Throughout the property, neutral décor and quality flooring enhance the sense of space and style, while ample storage solutions help to keep the flat tidy and organised. The property also benefits from double glazing and efficient heating, ensuring comfort throughout the year. Situated in a sought after residential area, the apartment is conveniently located for access to local shops, schools, and public transport links, making commuting and daily errands straightforward. The surrounding neighbourhood is known for its friendly community feel and excellent amenities, further adding to the appeal of this attractive home. Whether you are a first time buyer, downsizer, or investor, this well maintained apartment represents a fantastic opportunity to acquire a property that is ready to move into and enjoy. Viewings are highly recommended to fully appreciate the quality and generous proportions of the accommodation on offer.

Council Tax band: A

Tenure: Leasehold

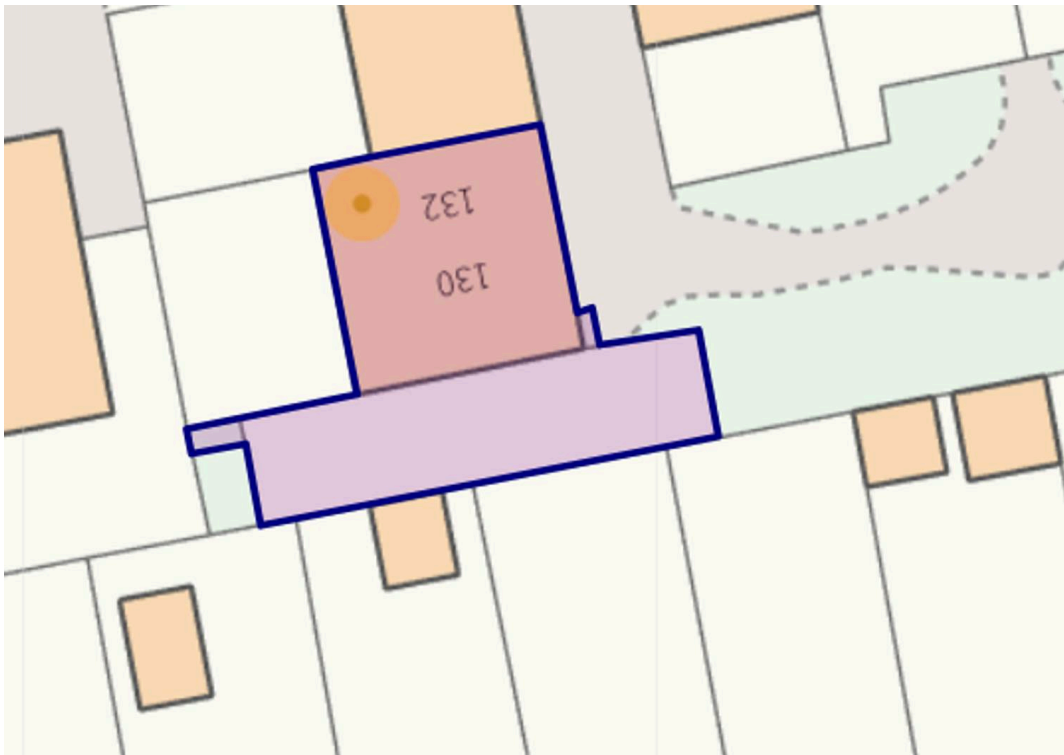
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





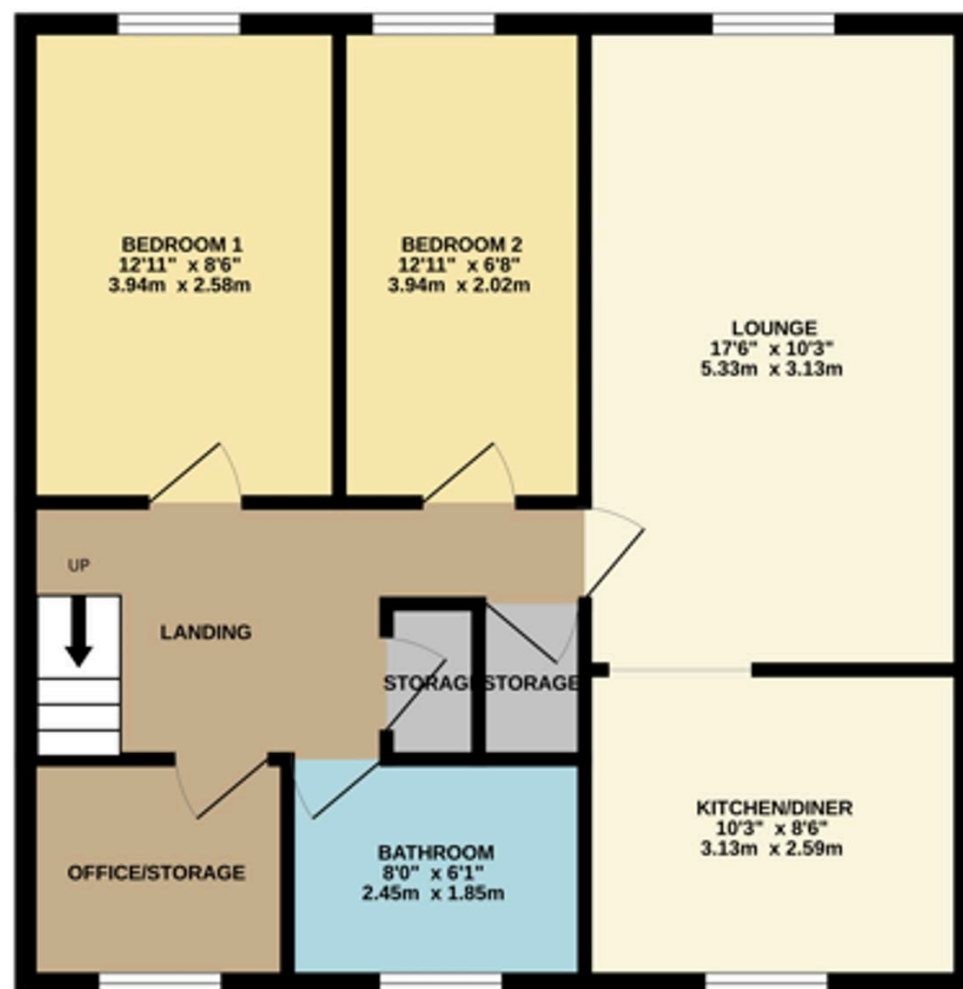




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	80
England, Scotland & Wales		

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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 misstatement. 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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