



301 Ainsworth Lane, Bolton

£160,000 Leasehold

Three bedroom terrace property • Two reception rooms • Modern kitchen • Three piece bathroom suite with power shower over the bath • Low maintenance rear garden • Close to good schools both primary and secondary • Potential to go into the loft STPP • Close to Tonge Park • Five minute walk to local train station • Close to local amenities





Wilcox
Estate Agents Ltd.

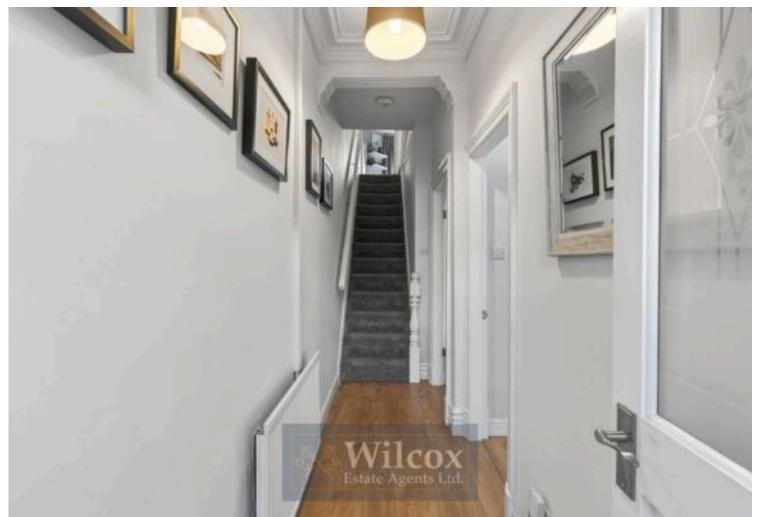


This well-presented three bedroom mid-terraced house offers an excellent opportunity for families and first-time buyers seeking a comfortable home in a convenient location. The property features two spacious reception rooms, providing flexible living and dining options, along with a modern kitchen that is both functional and stylish. Upstairs, you will find three well-proportioned bedrooms and a contemporary three piece bathroom suite, complete with a power shower over the bath (ideal for busy mornings and relaxing evenings alike). The house benefits from a low maintenance rear garden, perfect for those who prefer spending their time relaxing rather than gardening.

There is also the exciting potential to convert the loft (subject to the necessary planning permissions), offering scope for further expansion as your needs grow. Situated close to good primary and secondary schools, this property is ideal for families with children. The location is also just a five minute walk from the local train station, making commuting simple and convenient. Additionally, Tonge Park is nearby, providing green open space for recreation, and a range of local amenities are within easy reach, ensuring daily essentials are always close at hand.



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 complements the property beautifully, with a flagged pathway leading to the front garden. This area features a flagged patio with decorative shales, small bushes, shrubs, and attractive planters, all enclosed by a brick wall surround and a wrought iron gate (offering both privacy and a welcoming entrance). The low maintenance design ensures that the outdoor areas are easy to care for, while still providing a pleasant environment for relaxing or entertaining guests. The combination of practical outdoor features and attractive landscaping makes this property a superb choice for buyers seeking a home that is ready to move into, with minimal upkeep required. Whether you are enjoying a morning coffee in the front garden or making the most of the nearby parks and amenities, this home offers a wonderful blend of comfort, convenience, and potential.