



Ainsworth Lane, Tonge Moor

Offers in Region of £325,000

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Every step of the way

Presented to the market is this impressive extended five-bedroom semi-detached house, offering spacious and versatile accommodation throughout, ideally situated in a highly sought-after residential location. This property is the perfect family home, thoughtfully designed to cater to the demands of modern living. Upon entering, you are welcomed into a bright and inviting hallway that leads to a generously proportioned living room, ideal for relaxing with family or entertaining guests. The well-appointed open plan kitchen/dining features ample storage and workspace connecting to a dedicated dining area that provides the perfect setting for family meals or more formal gatherings. A practical utility room offers additional convenience for laundry and household tasks, while a separate office or gym space gives flexibility for those working from home or seeking a dedicated area for fitness and hobbies. There is also a downstairs w.c. Upstairs, five well-sized bedrooms ensure there is plenty of space for family members or guests, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, adding a touch of luxury and privacy. The remaining bedrooms are served by a modern family bathroom, finished to a high standard with contemporary fixtures and fittings. The property is tastefully decorated throughout in neutral tones, allowing new owners to easily add their personal touch. Additional features include double glazing, gas central heating, and ample storage solutions to enhance every-day comfort. To the front, a private driveway provides off-road parking for multiple vehicles, making this home as practical as it is appealing. To the rear is a good sized garden which is perfect for entertaining in the summer months. Located within easy reach of well-regarded schools, local shops, and transport links, this residence offers the perfect balance of tranquillity and convenience for busy family life. Early viewing is highly recommended to fully appreciate the quality and generous proportions of this exceptional home.

Please note: Virtual staging has been used in some images for illustrative purposes only.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



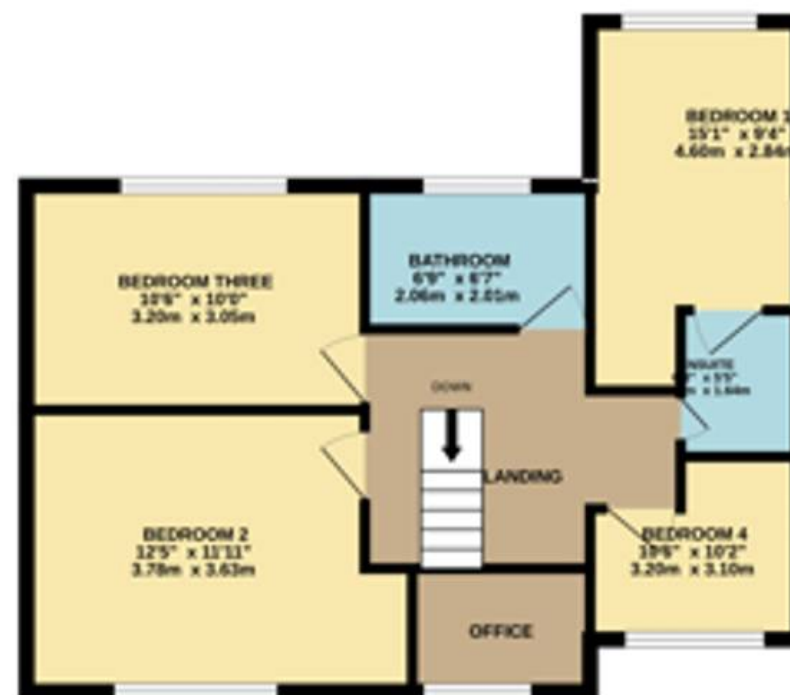




GROUND FLOOR
739 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 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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Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

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