

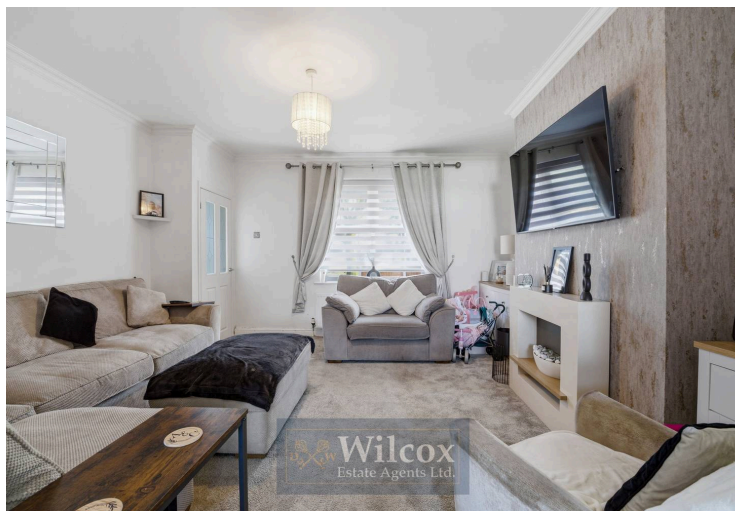


53 Ainsworth Road, Little Lever

£230,000 Leasehold

Three bedroom semi detached property • Two reception rooms • Brand new driveway to front for two vehicles • Good sized garden to rear • Potential to extend STPP • Close to local amenities • Walking distance to Little Lever High School • Close to numerous primary schools • Excellent first time buyer property • Close to Moses Gate Country Park





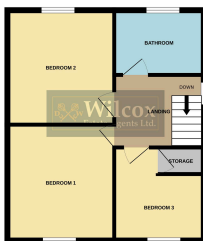
This attractive three bedroom semi detached house presents a wonderful opportunity for first time buyers or growing families seeking a comfortable and well-located home. Situated in a popular residential area, the property offers convenient access to a range of local amenities, including shops, cafes, and essential services, making day-to-day living both practical and enjoyable. The house is within easy walking distance of Little Lever High School and is also close to numerous highly regarded primary schools, providing excellent educational options for families with children.

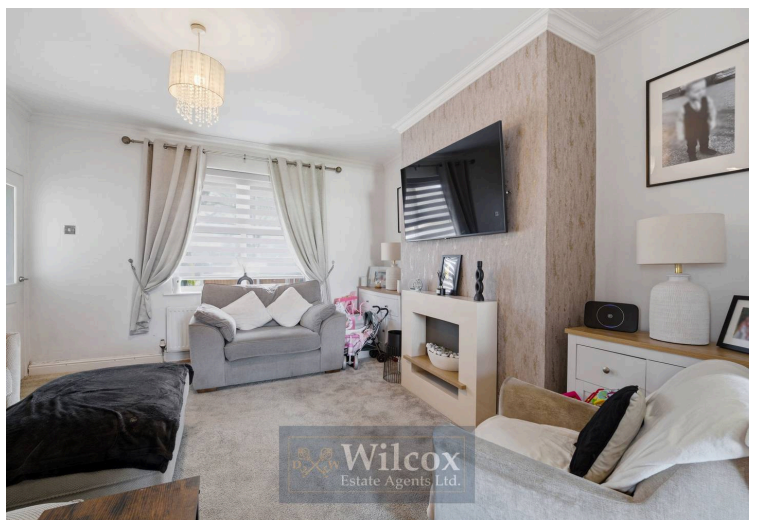
The interior is thoughtfully arranged to maximise both space and versatility, featuring two generously proportioned reception rooms that provide flexible living and dining options to suit a variety of lifestyles. The modern kitchen is well-appointed, with ample storage and workspace, making it ideal for family meals or entertaining friends. Upstairs, three well-sized bedrooms offer comfortable accommodation, while a stylish family bathroom completes the first floor. The property benefits from a brand new driveway to the front, providing off-road parking for two vehicles (a rare and valuable feature in this area), and there is further potential to extend the property, subject to the necessary planning permissions (STPP), for those wishing to create additional living space in the future.

GROUND FLOOR



1ST FLOOR





This attractive three bedroom semi detached house presents a wonderful opportunity for first time buyers or growing families seeking a comfortable and well-located home. Situated in a popular residential area, the property offers convenient access to a range of local amenities, including shops, cafes, and essential services, making day-to-day living both practical and enjoyable. The house is within easy walking distance of Little Lever High School and is also close to numerous highly regarded primary schools, providing excellent educational options for families with children. The interior is thoughtfully arranged to maximise both space and versatility, featuring two generously proportioned reception rooms that provide flexible living and dining options to suit a variety of lifestyles. The modern kitchen is well-appointed, with ample storage and workspace, making it ideal for family meals or entertaining friends. Upstairs, three well-sized bedrooms offer comfortable accommodation, while a stylish family bathroom completes the first floor. The property benefits from a brand new driveway to the front, providing off-road parking for two vehicles (a rare and valuable feature in this area), and there is further potential to extend the property, subject to the necessary planning permissions (STPP), for those wishing to create additional living space in the future. The home's location is particularly desirable, with Moses Gate Country Park nearby for those who enjoy outdoor leisure pursuits or peaceful walks in natural surroundings. The area is well-served by public transport links, ensuring easy access to Bolton town centre and beyond, while major road networks are also within easy reach for commuters. The combination of spacious accommodation, scope for further development, and a sought-after location close to schools and amenities makes this property a superb choice for buyers at any stage of life. Whether you are looking for a move-in-ready family home or a property with potential to add value and personalise to your own tastes, this three bedroom semi detached house is sure to impress. Early viewing is highly recommended to fully appreciate the quality and potential on offer.