



Miller Metcalfe
Every step of the way
01204 308 000
For Sale



4 Ashley Avenue, Bolton

Offers Over £180,000

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Bolton

This well-presented three-bedroom semi-detached house is offered to the market as a freehold property with no onward chain, providing an excellent opportunity for families or first-time buyers seeking a spacious and comfortable home in a highly sought-after location. The property features a welcoming entrance hall leading to a generously proportioned lounge, ideal for both relaxation and entertaining guests. There is a downstairs w.c for added convenience. The modern fitted dining kitchen is equipped with ample storage and workspace, making it perfect for preparing family meals and provides a versatile space for family gatherings or more formal occasions there are integrated appliances including a double oven and grill, integrated dishwasher, space for a washing machine and dryer and an integrated fridge and freezer. Upstairs, the property boasts three good-sized bedrooms, each offering plenty of natural light and flexible accommodation options for growing families or those working from home. The family bathroom is well-appointed, featuring contemporary fixtures and fittings to ensure comfort and convenience. There is a separate w.c. Additional benefits include double glazing and gas central heating throughout, ensuring the home remains warm and energy efficient all year round. The property's layout has been thoughtfully designed to maximise space and functionality, offering plenty of storage solutions to help keep the home organised and clutter-free. Located in a popular residential area, the house is within close proximity to a range of local amenities, including shops, reputable schools, and public transport links, making it an ideal choice for commuters and families alike. The neighbourhood is well-regarded for its friendly community atmosphere and excellent connectivity to surrounding areas. With its freehold status and the advantage of being offered with no onward chain, this property represents a straightforward and appealing purchase for buyers looking to move quickly. The combination of generous living spaces, a practical layout, and a popular location makes this semi-detached house a standout option in today's market. Early viewing is highly recommended to fully appreciate the quality and potential of this attractive family home. For further information or to arrange a viewing, please contact our office and one of our experienced team members will be delighted to assist you.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





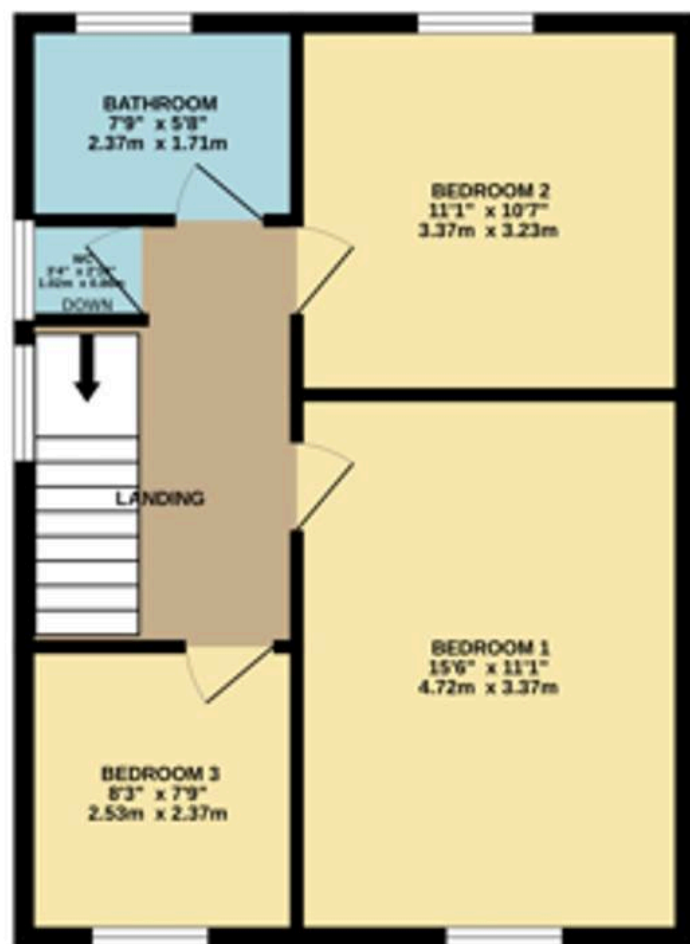




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.6 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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