Sugdens
Sales & Lettings



Ashbourne Crescent, Bolton BD2

£230,000

* EXTENDED SEMI DETACHED * FIVE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* INTEGRAL GARAGE * GOOD SIZED GARDENS * TRUE FAMILY HOME *

A fantastic opportunity for the growing family to purchase this delightful five bedroom semi detached house. Available with no onward chain and benefits from gas central heating and upvc double glazing.
The spacious accommodation briefly comprises entrance hall, lounge, living dining kitchen, utility, cloakroom/wc, five first floor bedrooms and house bathroom.
To the outside there is driveway parking, integral garage and a good sized rear garden.











Entrance Hall
With radiator.

Lounge
14' x 12'3" (4.27m x 3.73m)
With a coal effect gas fire in marble feature fireplace surround, radiator.

Living Dining Kitchen
17'1" x 9'4" plus 8'2" x 7'7" (5.21m x 2.84m plus 2.49m x 2.31m)
Sitting Area has a coal effect gas fire and radiator.
Kitchen Area is fitted with a range of wall and base units incorporating laminated sink unit, split level electric oven and hob, part tiled walls.

Utility
7'5" x 4'9" (2.26m x 1.45m)
With radiator.

Cloakroom/WC
With low suite wc, wash basin.

First Floor Landing
With low suite wc, wash basin.

Bedroom One
9'4" x 13'5" (2.84m x 4.09m)
With fitted wardrobes and sink unit.

Bedroom Two
11'8" x 10'8" (3.56m x 3.25m)
With fitted wardrobes and radiator.

Bedroom Three
15'4" x 7'8" (4.67m x 2.34m)
With radiator.

Bedroom Four
10'6" x 10'7" (3.20m x 3.23m)
With fitted wardrobes and radiator.

Bedroom Five
6'1" x 10'5" (1.85m x 3.18m)
With radiator.











Bathroom
Three piece suite comprising panelled bath, low suite wc, vanity sink unit and radiator.

Loft
Boarded. Accessed via a pull down ladder.

Exterior
To the outside there is driveway parking, integral garage and a good sized rear garden with under house storage.

Directions
From our office in Idle at the roundabout, take the 1st exit onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, right onto Bolton Rd, right onto Ashbourne Dr, left onto Ashbourne Rd, right onto Ashbourne Ave, left onto Ashbourne Cres.

TENURE
FREEHOLD

Council Tax Band
C / Bradford











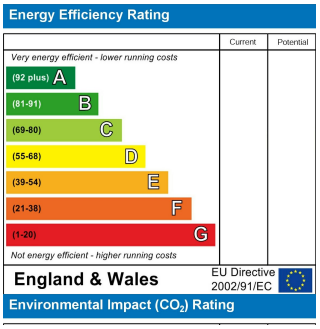

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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