



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ainsworth Hall Road, Bolton, BL2 6QR

Offers Over £630,000

AN IDYLIC HOME

Nestled on Ainsworth Hall Road in Bolton, this exquisite semi-detached house offers a unique blend of country living and modern convenience. Situated on a private road just off Bury New Road, it enjoys a tranquil setting while remaining conveniently close to both Bury and Bolton Town Centres. The property is ideally located near excellent local schools, picturesque parks, and beautiful countryside, making it perfect for families.

Upon entering, you are greeted by a bright and airy living room that exudes warmth and charm, providing a perfect space for relaxation or entertaining guests. The good-sized dining room, study, utility room, and a convenient downstairs WC enhance the functionality of the home. The modern kitchen/diner is a culinary delight, featuring stylish fitted wall and base units, complementary work surfaces, and integrated appliances, all while offering lovely views over the rear garden.

The first floor boasts four generously sized bedrooms, each equipped with fitted wardrobes. Three of the bedrooms benefit from en-suite shower rooms, while a family bathroom with a separate WC caters to the needs of the household.

Externally, the property is surrounded by well-maintained gardens to the front, side, and rear, with a delightful decked patio area perfect for outdoor gatherings. A spacious driveway provides ample parking for several vehicles and leads to a large detached garage with an electric door. The rear of the garage has been transformed into a fantastic games room, adding to the home's appeal. Additionally, a charming summer house in the rear garden is ideal for entertaining during the warmer months and features a stunning multi-fuel burner for cosy winter evenings.

Presented to the highest standard throughout, this property offers an abundance of indoor and outdoor space, stunning features, and enviable off-road parking. It is the perfect family home, ready for you to move straight in and enjoy a luxurious, semi-rural lifestyle.

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 4  4  2  D

- Impressive Semi Detached Property
- Abundance of Living Space
- Off Road Parking, Garage and Games Room
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Four Bathrooms
- Well Maintained Gardens with Summer House
- Council Tax Band E

Ground Floor

Entrance Hall

11'11 x 7'9 (3.63m x 2.36m)

Composite double glazed leaded front door, spotlights, under stairs storage, tiled flooring, oak single glazed doors leading to study and hall.

Study

8'9 x 6'0 (2.67m x 1.83m)

Hardwood double glazed leaded window, spotlights, integrated shelving and tiled flooring.

Hall

11'10 x 5'11 (3.61m x 1.80m)

Central heating radiator, coving, oak doors leading to reception room, dining room, kitchen/dining area and stairs to first floor.

Dining Room

14'10 x 14'9 (4.52m x 4.50m)

Hardwood double glazed leaded bay window, central heating radiator, coving, ceiling rose, marble fireplace and solid wood flooring.

Reception Room

14'11 x 12'5 (4.55m x 3.78m)

Hardwood double glazed leaded window, central heating radiator, coving, television point and wood effect laminate flooring.

Kitchen/Dining Area

24'0 x 9'11 (7.32m x 3.02m)

Two UPVC double glazed box windows, two central heating radiators, range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven with four ring induction hob and extractor hood, integrated fridge, integrated dishwasher, spotlights, coving, smoke detector, solid wood flooring and hardwood single glazed door to inner hall.

Inner Hall

2'11 x 2'9 (0.89m x 0.84m)

Tiled flooring, doors leading to WC, utility and UPVC double glazed door to rear.

WC

4'7 x 2'11 (1.40m x 0.89m)

Dual flush WC, wall mounted wash basin with mixer tap, tiled elevations and tiled flooring.

Utility

9'1 x 7'4 (2.77m x 2.24m)

Two UPVC double glazed frosted windows, Smart water tank, range of matte wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for American-style fridge freezer, plumbing for washing machine and tiled flooring.

First Floor

Landing

14'11 x 9'6 (4.55m x 2.90m)

Coving, smoke detector, hardwood doors leading to four bedrooms, family bathroom and WC.

Bedroom One

14'11 x 14'7 (4.55m x 4.45m)

Hardwood double glazed leaded bay window, central heating radiator, coving, spotlights, fitted wardrobes with access to en suite.

En Suite

8'1 x 4'9 (2.46m x 1.45m)

Hardwood double glazed leaded frosted window, central heated towel rail, walk-in double direct feed rainfall shower with rinse head, dual flush WC, wall mounted wash basin with waterfall mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'11 x 12'5 (4.55m x 3.78m)

Hardwood double glazed leaded window, central heating radiator, coving, two feature wall lights, fitted wardrobes and door to en suite.

En Suite

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in double direct feed rainfall shower, tiled elevations, spotlights and tiled flooring.

Bedroom Three

13'1 x 8'1 (3.99m x 2.46m)

Hardwood double glazed leaded window, central heating radiator, spotlights, fitted wardrobe, wood effect laminate flooring and door to en suite.

En Suite

8'2 x 3'6 (2.49m x 1.07m)

Hardwood double glazed frosted leaded window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Four

9'0 x 8'0 (2.74m x 2.44m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bathroom

8'3 x 7'10 (2.51m x 2.39m)

UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

WC

4'7 x 2'6 (1.40m x 0.76m)

UPVC double glazed frosted window, dual flush WC, tiled elevations, coving and tiled flooring.

External

Rear

Wraparound garden with laid to lawn, decking, bedding areas, paving, mature shrubbery and access to summer house.

Summer House

11'6 x 11'6 (3.51m x 3.51m)

Power, lighting, cast iron multifuel burner with slate hearth and surround and wood effect laminate flooring.

Front

Wraparound garden with laid to lawn, decking, bedding areas, mature shrubbery, driveway and access to garage.

Garage

17'8 x 12'1 (5.38m x 3.68m)

Hardwood single glazed frosted window, power, lighting and door to snooker room.

Snooker Room

17'9 x 12'1 (5.41m x 3.68m)

Two UPVC double glazed frosted windows, power and spotlights.



Tel: 01617510340

www.keenans-estateagents.co.uk