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Independent Estate Agents Est. 1982 **Cardwells**™

www.cardwells.co.uk

63 AINSWORTH LANE, BOLTON, BL2 2PP



- **Fully modernised throughout**
- **Five generous bedrooms**
- **Spacious accommodation over three floors**
- **Stunning open-plan lounge, dining and kit area**
- **Contemporary fitted kitchen**
- **Modern family bathroom**
- **Separate shower room**
- **Ground floor guest WC**







Offers in Excess of £225,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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Modernised Five Bedroom Family Home | Accommodation Over Three Floors | Superb Open-Plan Living A great opportunity to acquire this modernised five-bedroom family home, offering spacious and versatile accommodation arranged over three floors. Combining contemporary style with practical family living, the property is presented to an excellent standard throughout and is ready to move straight into. The centre piece of the home is the impressive open-plan lounge, dining and kitchen area, creating a fantastic space for modern family life and entertaining. The stylish fitted kitchen features, quality finishes and ample preparation space, seamlessly flowing into the generous living and dining areas. The accommodation is thoughtfully arranged over three floors and comprises five well-proportioned bedrooms, providing ample space for growing families, home working or guest accommodation. The property benefits from a modern family bathroom, separate shower room and a convenient ground floor guest WC, perfectly suited to the demands of busy family life. Externally, the property enjoys private outdoor space together with secure rear parking accessed via a roller shutter door, offering both convenience and additional security. Ideally positioned close to local amenities, highly regarded schools and excellent transport links, this substantial family home offers an outstanding combination of space, style and practicality. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door with a matching window aside.

Entrance hall: Radiator, enclosed staircase with feature LED lighting and spotlights to the ceiling.

Open plan lounge dining kitchen: 28' 0" x 14' 6" (8.53m x 4.42m)

Lounge: uPVC double glazed bay window front aspect, two radiators, spotlights to the ceiling.

Dining area: uPVC glazed French doors, rear garden aspect, radiator.

Kitchen: 17' 7" x 10' 0" (5.36m x 3.05m) uPVC double glazed window rear aspects, range of modern fitted wall and base units with complementary work surfaces, built in Neff double oven, Neff induction hob with a concealed extractor hood above, stainless steel sink unit with mixer tap, space for a fridge freezer and a washing machine, inset spotlights to the ceiling.

Guest wc room: Close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan, spotlights to the ceiling, built in under the stairs storage cupboard.

Landing: Radiator, spotlights to the ceiling.

Master bedroom: 11' 7" x 11' 6" (3.53m x 3.50m) uPVC double glazed window front aspect, radiator below, inset Spotlights to the ceiling.

Walk in wardrobe: 5' 7" x 4' 10" (1.70m x 1.47m) uPVC double glazed window front aspect, fitted shelving, wardrobe space and drawers, radiator, spotlights to the ceiling.

Bedroom 4: 9' 8" x 8' 1" (2.94m x 2.46m) uPVC double glazed window rear aspect, radiator below, spotlights to the ceiling.

Bedroom 5: 7' 8" x 8' 0" (2.34m x 2.44m) Double glazed skylight window, spotlights to the ceiling, radiator, built in eaves/storage space.

Bathroom: 5' 10" x 6' 3" (1.78m x 1.90m) Modern White suite comprising, tiled enclosed bath with mixer tap/shower attachment, separate shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome towel rail, spotlights extractor fan to the ceiling.

From the landing the staircase continues to the second floor.

Double glazed skylight window, spotlights to the ceiling.

Bedroom 2: 11' 8" x 8' 8" (3.55m x 2.64m) uPVC double glazed window rear aspect, radiator below, spotlights to the ceiling.

Bedroom 3: 11' 6" x 11' 9" (3.50m x 3.58m) uPVC double glazed window rear aspect, radiator below, inset spotlights to the ceiling.

Shower room: 5' 3" x 5' 4" (1.60m x 1.62m) uPVC frosted double glazed window rear aspect, modern white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, tiling to the walls, tiled floor, heated towel rail, extractor fan.

Outside: To the front there is a garden and pathway. To the rear there is a paved patio and a paved driveway, which is accessed via an electronically operated roller shutter door and a useful storage room.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 898 years from 29/9/1926

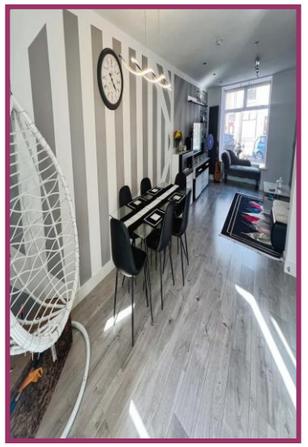
Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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