



Ashbourne Mount, Bolton, BD2,

£125,000

- * EXTENDED SEMI DETACHED * TWO BEDROOMS + BOX ROOM * TWO RECEPTION ROOMS *
- * CUL-DE-SAC * MODERN KITCHEN & BATHROOM * GARDENS & GARAGE *
- * GREAT STARTER HOME *

Ideal for the young family or first time buyer, is this extended two bedroom plus box room semi detached house. Benefiting from gas central heating, upvc double glazing and alarm system.

Entrance, lounge, dining room, white fitted kitchen, downstairs bathroom, two first floor bedrooms, box room and separate WC.

To the outside there are gardens, driveway and garage.



Entrance

Lounge

12' x 12' (3.66m x 3.66m)

With radiator.

Kitchen

12'6" x 7'9" (3.81m x 2.36m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, part tiled walls and radiator.

Dining Room

15' x 5'10" (4.57m x 1.78m)

With radiator.

Bathroom

Three piece modern white suite, radiator.

First Floor Landing

Bedroom One

11'4" x 9'9" (3.45m x 2.97m)

With radiator.

Bedroom Two

7' x 12'1" (2.13m x 3.68m)

With radiator.

Box Room

6' x 5'3" (1.83m x 1.60m)

With radiator.

Separate WC

With low suite wc and wash basin.

Exterior

To the outside there are gardens to both front and rear, driveway and garage.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, after 0.8 miles turn left onto Bolton Ln, turn left onto Ashbourne Cres, left onto Ashbourne Mount and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

B

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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