



Ashbourne Road, Bolton, BD2,

£105,000

** SEMI DETACHED ** TWO BEDROOMS ** MODERN LIGHT OAK EFFECT KITCHEN **
* GARDENS & PARKING * IDEAL FTB/YOUNG FAMILY *

A fantastic opportunity for a first time buyer or young family to purchase this traditional style two bedroom semi detached house.

Available with no onward chain.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, modern oak effect fitted kitchen, two first floor bedrooms and a white house bathroom.

To the outside there are gardens and parking.



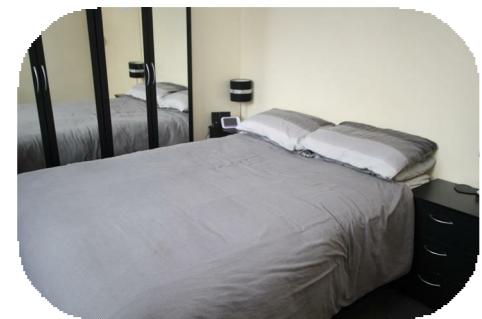
Traditional style two bedroom semi detached house.

Available with no onward chain.

A fantastic opportunity for a first time buyer or young family.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern oak effect fitted kitchen, two first floor bedrooms and a white house bathroom.

To the outside there are gardens and parking.



Entrance

With radiator.

Lounge

14'1" x 11'2" (4.29m x 3.40m)

With a stainless steel coal effect electric fire, bay window and radiator.



Kitchen

14'4" x 5'10" (4.37m x 1.78m)

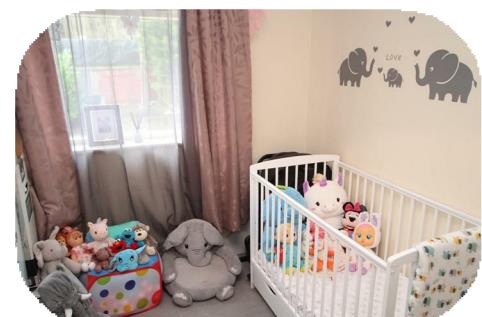
Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

First Floor Landing

Bedroom One

11' x 11'4" (3.35m x 3.45m)

With radiator and built in wardrobes.



Bedroom Two

10'1" x 8'2" (3.07m x 2.49m)

With radiator.



Bathroom

White three piece suite, part tiled walls and radiator.

Exterior

To the outside there is a garden and driveway to the front, together with a larger garden to the rear.

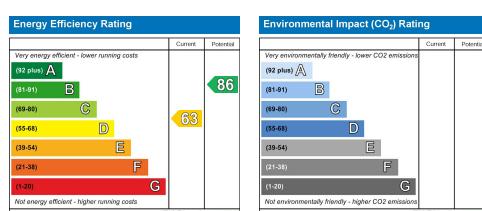


PLEASE NOTE

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and continue straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the second exit into Idle Road, turn right onto Myers Lane, at the roundabout take the first exit onto Grove House Road, turn right onto Ashbourne Way, take the second left onto Ashbourne Road and the property will shortly be seen displayed via our For Sale board.



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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensestates.co.uk
website www.sugdensestates.co.uk