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









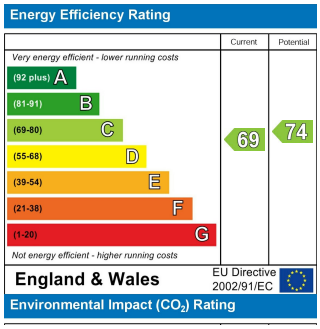
# Ashbourne Crescent, BD2

Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft
(Including Garage)




Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1350524)




**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.


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
website www.sugdensestates.co.uk



rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service