



Ashbourne Road, Bolton, BD2,

£139,950

* TOWN HOUSE * TWO BEDROOMS * MODERN KITCHEN & BATHROOM *
* WELL PRESENTED * IDEAL STARTER HOME * GARDENS * NO CHAIN *

A fantastic opportunity for a first time buyer to purchase this delightful two bedroom town house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance porch, lounge, modern fitted kitchen, summer house, two first floor bedrooms, house bathroom and separate wc.

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



Entrance Porch

Lounge

14' x 13'3" (4.27m x 4.04m)

With an ornate feature fireplace, bay window, radiator.



Kitchen

16'5" x 5'9" (5.00m x 1.75m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator.

Outhouse/Summer House

17'7" x 9'9" (5.36m x 2.97m)

First Floor Landing

Bedroom One

11'3" x 9'9" (3.43m x 2.97m)

With built in wardrobes and radiator.



Bedroom Two

6'10" x 13'6" (2.08m x 4.11m)

With radiator.

Bathroom

Two piece modern white suite, part tiled walls, heated towel rail.



Separate WC

With low suite wc.



Exterior

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

Directions

TENURE

FREEHOLD

Council Tax Band

B



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	B	(92 plus) A	B
(81-91) B	C	(81-91) B	C
(69-80) C	D	(69-80) C	D
(55-68) D	E	(55-68) D	E
(39-54) E	F	(39-54) E	F
(21-38) F	G	(21-38) F	G
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	