

228 Ainsworth Lane, Tonge Park, Bolton, BL2 2QJ



Offers Around £135,000

Three bedroom mid terraced property. Located in a popular residential area. Close to all local amenities, schools, shops and transport links. Central heating and fully double glazed with gardens front and rear off road parking, In need of some modernisation viewing is recommended to appreciate the potential of this family home.

- Three Bedroom
- Needs Some Updating
- Gas Central Heating
- Gardens front and Rear
- EPC Rating.
- Mid Terraced
- Double Glazed
- Off Road Parking
- Council Tax Band A



Three bedroom mid terraced property, located in a popular residential area. Close to all local amenities local schools, transport links, and shops. The property comprises Inner porch, lounge, kitchen diner, storage room to rear. To the first floor there are two bedrooms and a family bathroom. The loft has been converted to a double bedroom with building regs. Benefiting from double glazing, gas central heating, off road parking garden fronted and spacious garden to rear. In need of some modernisation, viewing is recommended to appreciate the potential of this family home.

Inner Porch

UPVC double glazed entrance door to front:

Lounge 14'2" x 13'3" (4.32m x 4.04m)

UPVC double glazed window to front, wall mounted gas fire fireplace with boiler back boiler,:

Kitchen/Dining Room 11'10" x 13'3" (3.60m x 4.04m)

Fitted with a range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric oven, uPVC double glazed window to rear, radiator:

Store Room

UPVC double glazed window to rear, door.

Bedroom 1 11'0" x 13'3" (3.36m x 4.04m)

UPVC double glazed window to front, radiator.

Bedroom 2 9'1" x 8'2" (2.77m x 2.48m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'5" x 13'3" (2.57m x 4.04m)

UPVC double glazed window to front:

Storage

Door.

Landing

Stairs, door to:

Bathroom

With wash hand basin, shower enclosure with shower curtain and low-level WC, uPVC frosted double glazed window to rear.

Outside Front

Enclosed small garden with mature planting.

Outside Rear

Garden area with automatic roller shutter door for off road parking





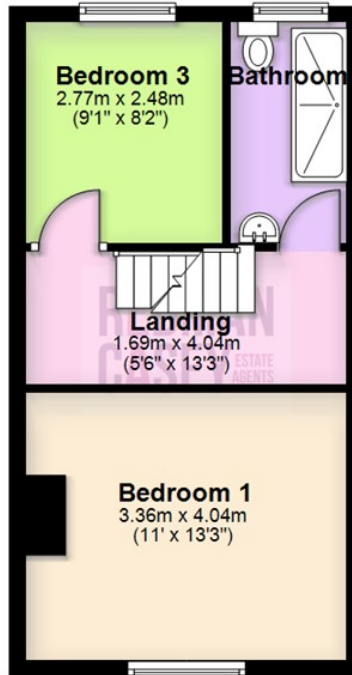
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



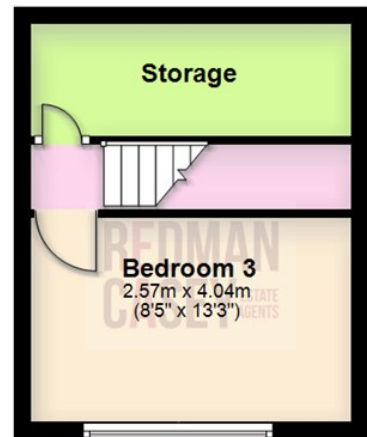
First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.1 sq. feet)




Total area: approx. 88.2 sq. metres (949.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 