

33 Ainscow Avenue, Lostock, Bolton, Lancashire, BL6 4LR



£215,000

Well presented and deceptively spacious semi detached property. Located on this highly sought after street, the property offers excellent family accommodation with the potential for expansion should the need arise. Two spacious reception rooms large kitchen diner and three generous bedrooms with three piece bathroom suite. Generous gardens and garage plus off road parking. Viewing is essential to appreciate

- Fantastic Family House
- Large Plot
- Two Reception Rooms
- Viewing Essential
- Three Generous Bedrooms
- Expansion Potential
- EPC Rating E
- Kitchen Diner



Located within easy access of Middlebrook retail park, train and motorway access and local schools make this a perfect property for a working family. The property offers excellent family accommodation with the potential for expansion to the rear and side should the need arise. Benefiting from gas central heating and double glazing the property comprises :- Entrance hall, lounge, dining room, kitchen diner and downstairs wc. To the first floor there are three generous bedrooms and bathroom with three piece suite including a feature roll top bath with claw feet and shower over. Outside there is a generous rear garden with lawned area and patio and to the front is an attached garage with off road parking and garden area. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, carpeted stairs to first floor landing, door to:

Lounge 13'2" x 11'7" (4.02m x 3.54m)

Bay window to front, radiator, coving to ceiling.

Dining Room 12'2" x 11'7" (3.71m x 3.54m)

Radiator, picture rail, coving to ceiling, uPVC double glazed french double doors to garden, door to:

WC

Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, vinyl flooring.

Kitchen/Breakfast Room 8'4" x 16'7" (2.54m x 5.05m)

Fitted with a matching range of base and eye level units with contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, uPVC double glazed door to garden, door to:

Garage

Attached brick built single garage with power and light connected, wall mounted gas serving heating system and domestic hot water plumbing for washing machine, Up and over door.

Landing

UPVC double glazed window to side, door to:

Bedroom 1 14'0" x 11'7" (4.26m x 3.54m)

UPVC double glazed bay window to front, radiator.

Bedroom 2 12'2" x 11'7" (3.71m x 3.54m)

UPVC double glazed window to rear, radiator.



Bedroom 3 6'10" x 7'8" (2.08m x 2.34m)

UPVC double glazed window to front, radiator.

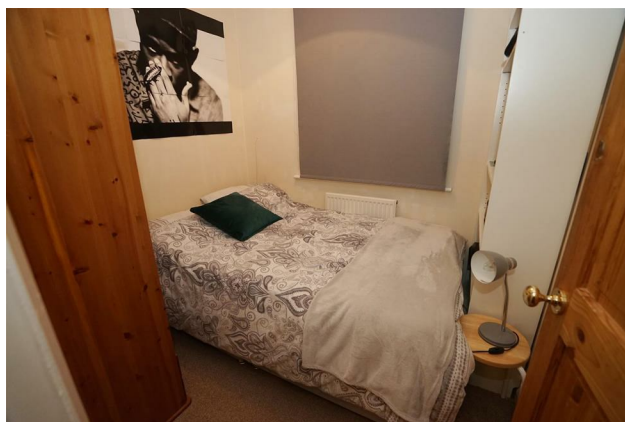
Bathroom

Fitted with three piece suite comprising roll top bath with ornamental feet and shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, frosted sealed unit double glazed window to rear, uPVC frosted double glazed window to rear, vinyl flooring.

Outside

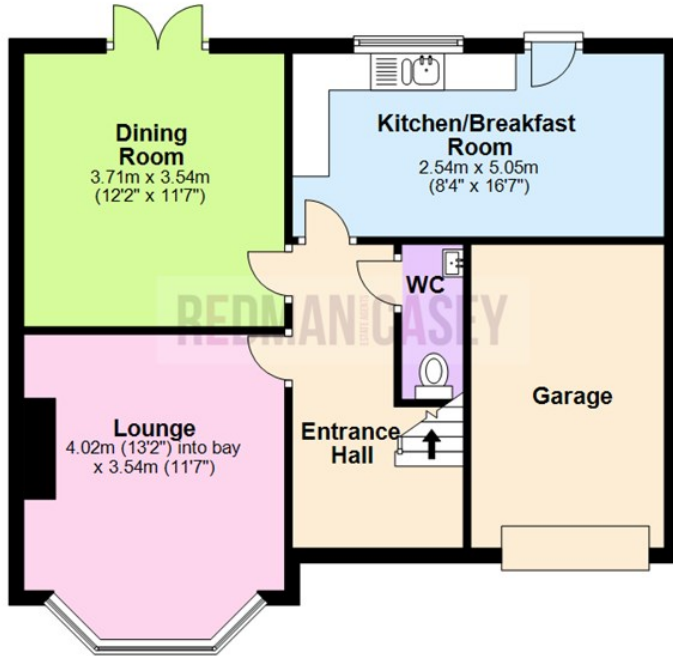
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, paved to the front leading to garage with lawned area and mature flower and shrub borders.

Rear Large rear garden with lawned area paved patio and flower and shrub borders



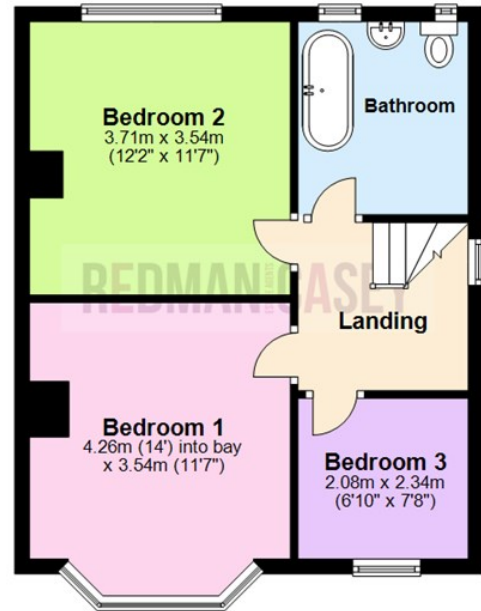
Ground Floor

Approx. 61.2 sq. metres (658.2 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 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		
	48	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	40	82
England & Wales	EU Directive 2002/91/EC	

