REDMAN CASEY ESTATE AGENTS

# 291 Ainsworth Lane, Tonge Moor, Bolton, Greater Manchester, BL2 2QN

## £89,000

Situated close to local amenities and easy access to the centre of Bolton & motorways this spacious mid terraced offered with no chain with lounge, dining room, kitchen, 2 double bedrooms, 3 piece bathroom suite, yard to rear, double glazed & gas central heating, viewing essential.

- 2 Bedrooms
- No Chain
- Close To Transport Links
- 2 Reception Rooms
- Walk In Wardrobe
- Spacious Accommodation

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A spacious mid terraced home with no onward chain with 2 reception rooms, kitchen, 2 double bedrooms with the master having a large walk in wardrobe, three piece bathroom, low maintenance yard/patio to front and rear, gas centrally heated, double glazed windows and set close to amenities and the centre of Bolton. The property also rests within reach of motorway access, 2 train stations, bus routes and local schools. The property is in good decorative order throughout being ideal for a buy to let investor or a first time buyer wanting a spacious home, early viewing is essential to fully appreciate

**Lounge 12'1" x 13'11" (3.68m x 4.24m)**
Double glazed window to front, power points, wall mounted radiator, access to dining room

**Dining Room 10'5" x 11'1" (3.17m x 3.38m)**
Access via double doors from lounge opening to dining room with door to kitchen, double glazed window to rear, power points, access to staircase.

**Kitchen 19'2" x 6'5" (5.84m x 1.95m)**
Good sized kitchen with a range of wall and base units with contrasting work surfaces with splash back tiling, power points, inset sink with mixer tap, space for range style cooker, plumbed for washing facilities, double glazed window to rear, door to rear, boiler cupboard housing wall mounted gas fired central heating boiler, access to under stairs storage.

**Landing**
Stairs rise to upper level, doors lead to further accommodation.

**Bedroom 1 12'1" x 14'1" (3.69m x 4.28m)**
Fantastic sized double bedroom with large walk in wardrobe, providing shelving and hanging space, double glazed window to front elevation, power points, wall mounted radiator.

**Bedroom 2 9'9" x 8'8" (2.97m x 2.65m)**
Access off the landing with double glazed window to the rear, wall mounted radiator, power points.

**Bathroom**
Three piece suite with panelled bath with mixer tap, shower attachment and screen, low level W.C., vanity wash basin, double glazed frosted window to rear, wall mounted radiator.

**Outside**
To the front a low maintenance areas with brick wall and railings to border,

To the rear a yard with traditional borders

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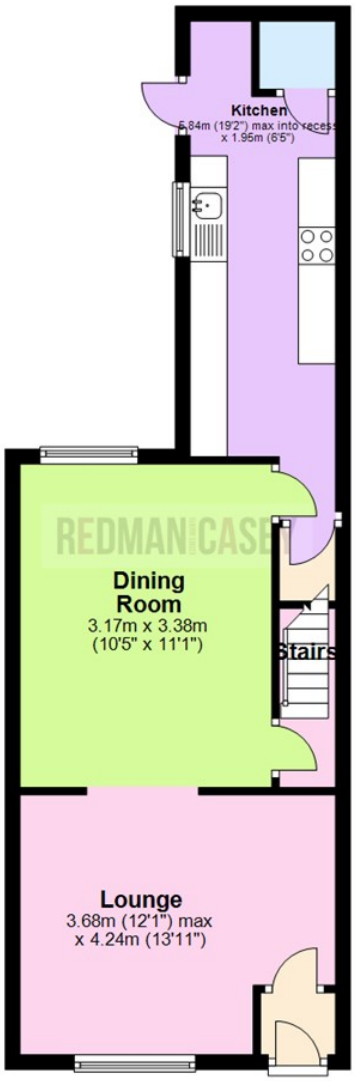
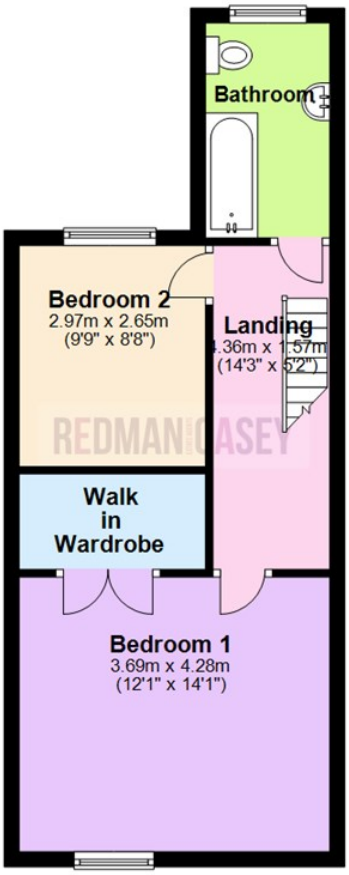
## Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)




## First Floor

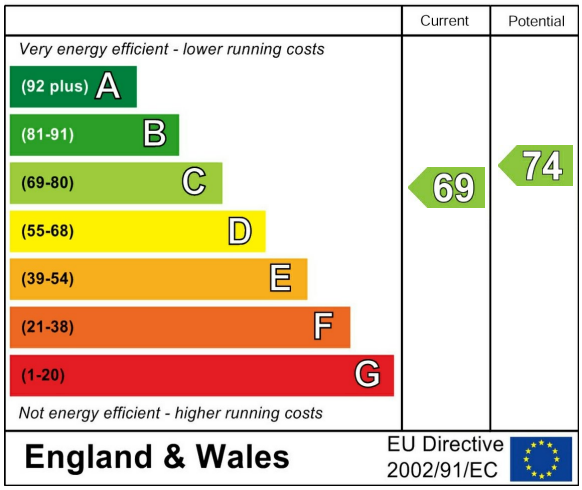
Approx. 39.0 sq. metres (419.9 sq. feet)



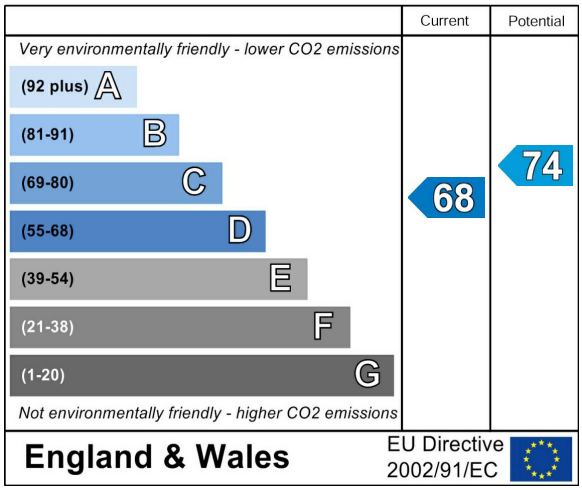

Total area: approx. 82.2 sq. metres (885.0 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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