



1A SUMNER AVENUE
Bolton, BL2 5RF
Offers Over £300,000

1A SUMNER AVENUE

Property at a glance

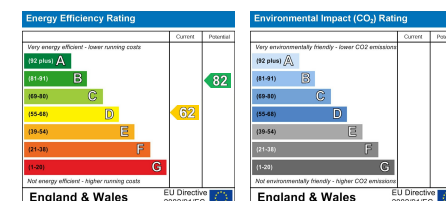
- DECEPTIVELY SPACIOUS SEMI-DETACHED
- FOUR BEDROOMS WITH ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- AINSWORTH VILLAGE
- CONSERVATORY
- VERSATILE FAMILY ACCOMADATION

Deceptively spacious four bedroom semi detached property with additional loft room, located in the ever popular village of Ainsworth. The location offers excellent access & transport links to Bury & Bolton town centres, local shops, schools and amenities yet with open countryside being on your doorstep. This property really must be viewed to appreciate the size and versatility of the accommodation on offer which briefly comprises of; porch, entrance hall, lounge, separate dining room, conservatory, kitchen, utility room ground floor bedroom and storage room (which is ideal for conversion into a guest shower room). To the first floor are three bedrooms and spacious family bathroom and access to the loft room. There are gardens to the front & rear, with double driveway providing off road parking.

Leasehold - 999yrs 999 years from 1 May 1967
Ground Rent £6 per year
EPC-D
Council Tax Band - D







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