Keenans











Bury Old Road, Bolton, BL2 5SD

Offers Over £180,000

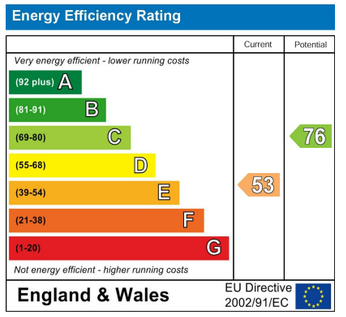
TWO BEDROOM PROPERTY WITH LOFT ROOM, PERFECT FOR A FAMILY

Nestled on Bury Old Road in the charming village of Ainsworth, Bolton, this delightful two bedroom with loft room house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious and inviting large reception room, ideal for both relaxation and entertaining guests. The generous layout allows for a warm and homely atmosphere, making it a perfect space for family gatherings.

The property boasts a large main bedroom, providing a serene retreat at the end of the day. Additionally, there is another well-proportioned bedroom and loft room, ensuring ample space for family or guests. The modern bathroom is tastefully designed, featuring contemporary fixtures that enhance the overall appeal of the home.

One of the standout features of this property is the big kitchen/diner, which serves as the heart of the home. This area is perfect for culinary enthusiasts and offers plenty of room for dining, making it an excellent space for family meals or entertaining friends.

With its convenient location in Ainsworth, residents can enjoy the tranquillity of village life while still being within easy reach of Bolton's amenities. This lovely house is an ideal choice for those



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2 1 1 E

- Stunning End Terrace with Two Bedrooms Plus Loft Room
- Kitchen Diner Space
- On Street Parking
- Tenure - Leasehold
- Spacious Reception Room
- Popular Village Location
- EPC Rating - E
- Modern Fitted Bathroom
- Generous Living Space
- Council Tax Band - B

Ground Floor

Entrance
UPVC door

Entrance Vestibule
3'5 x 3'4 (1.04m x 1.02m)

UPVC double glazed window, hardwood door to reception room, vinyl flooring.

Reception Room
13'6 x 13'2 (4.11m x 4.01m)

UPVC double glazed square bay window, central heating radiator, cornice coving, electric fire with marble hearth and surround.

Kitchen
14 x 13'4 (4.27m x 4.06m)

Two UPVC double glazed windows, central heating radiator, panelled hardwood wall and base units with granite effect surfaces, tiled splashbacks, electric oven with four gas rings, integrated extractor hood, stainless steel one and a half sink, space for fridge/freezer, two hardwood doors to reception room and utility room, stairs to first floor, wood effect vinyl flooring.

Utility Room
7'3 x 5'9 (2.21m x 1.75m)

UPVC double glazes window, panelled hardwood base units, granite effect surfaces, single stainless steel sink, plumbing for washing machine and dryer, wood effect vinyl flooring.

First Floor

Landing
9'1 x 5'4 (2.77m x 1.63m)

Smoke alarm, four hardwood doors to bedroom one, bedroom 3, bathroom and further landing.

Further Landing
5'5 x 4'4 (1.65m x 1.32m)

UPVC double glazed frosted window, stairs to second floor.

Bedroom One
13'6 x 13'2 (4.11m x 4.01m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two
8'5 x 7'6 (2.57m x 2.29m)

UPVC double glazed window, central heating radiator, coving.

Bathroom
7'6 x 6'2 (2.29m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top washbasin and mixer tap, direct feed shower enclosure and rainfall, tiled elevations, extractor fan, wood effect lino flooring.

Second Floor

Loft Room
16 x 12'5 (4.88m x 3.78m)

Velux window, central heated radiator, smoke alarm, stairs to first floor.

External

Rear
Paving

Front
Paving

















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