



63 Ainsworth Lane, Bolton

£220,000 Leasehold

Fully modernised five bedroom terrace property • Three bathrooms • Large lounge/diner • High gloss black kitchen with sparkle granite worktops and Neff appliances • Primary bedroom has walk-in wardrobe • Off road parking to rear for one vehicle • Turnkey condition • Walking distance to good schools both primary and secondary • Close to A666 to Manchester • Walking distance to local amenities

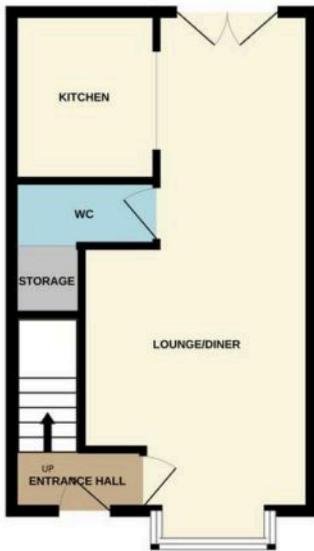




This fully modernised five bedroom terraced house presents an exceptional opportunity for families seeking a spacious and stylish home in turnkey condition. Arranged over three floors, the property combines contemporary finishes with generous proportions, offering versatile accommodation to suit a range of needs. Upon entering, you are welcomed by a large lounge and dining area, perfect for entertaining or relaxing with family. The high gloss black kitchen is a true highlight, featuring sparkle granite worktops and premium Neff appliances (including integrated oven, hob, and dishwasher), creating a sleek and functional space for cooking and gathering.

The property boasts three well-appointed bathrooms, ensuring convenience for busy households. The primary bedroom benefits from a walk-in wardrobe, providing ample storage and a touch of luxury. Each of the five bedrooms is thoughtfully designed, offering comfortable retreats for every member of the family. Additional features include off-road parking to the rear for one vehicle, a sought-after amenity in this area. The location is ideal for families, with both primary and secondary schools within walking distance, as well as local amenities such as shops, cafes, and leisure facilities. Commuters will appreciate the proximity to the A666, offering direct access to Manchester and surrounding areas.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The outside space is both attractive and practical, designed for low maintenance yet offering a welcoming first impression. The block paved front yard is enclosed by a combination of a wrought iron fence and a brick wall, providing security and a sense of privacy. Well-maintained bushes and shrubs add greenery and soften the frontage, creating an inviting approach to the property. This pleasant outdoor area is perfect for enjoying a morning coffee or tending to potted plants. The rear of the property features dedicated off-road parking for one vehicle, accessed via a private lane, ensuring convenience for residents. The manageable size of the outdoor spaces allows for easy upkeep, making this home ideal for those seeking a balance between indoor comfort and outdoor enjoyment. With its blend of modern interiors and appealing external features, this property is ready for immediate occupation and offers a wonderful lifestyle in a popular and well-connected location.