



213 Ainsworth Lane, Bolton

£135,000 Leasehold

Two bedroom mid terrace property • High gloss cream kitchen with laminate worktops • Three piece bathroom suite with electric shower over the bath • Feature gas fire in the lounge • Lean to which can be used as utility room • Low maintenance front and rear yard • Walking distance to good schools both primary and secondary • Close to Bolton town centre • Close to local amenities • Excellent investment opportunity or first time buyer property





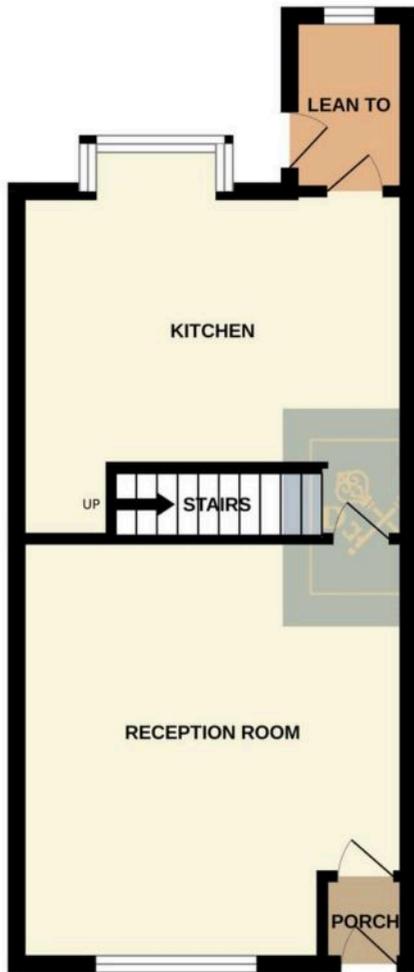
Wilcox
Estate Agents Ltd.



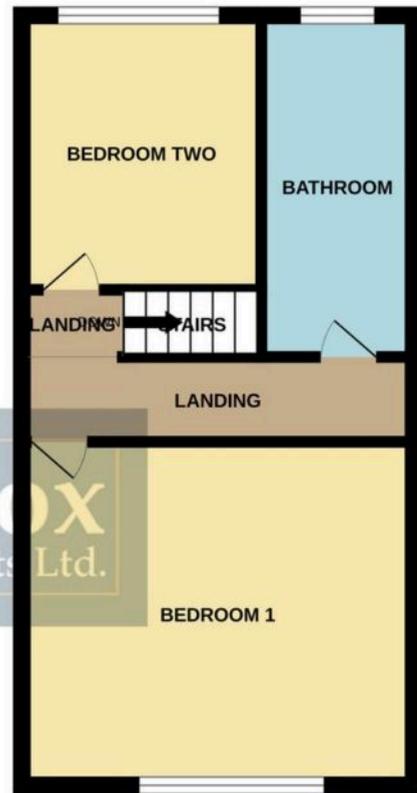
This well-presented two bedroom mid-terrace house offers an excellent opportunity for first time buyers or investors seeking a property in a convenient and popular location. Upon entering, you are welcomed into a comfortable lounge featuring a stylish gas fire, ideal for relaxing evenings at home. The high gloss cream kitchen is both modern and practical, fitted with laminate worktops and ample storage, making it a functional hub for daily living. A useful lean-to, accessed from the kitchen, provides additional space that can be utilised as a utility room or for extra storage.

Upstairs, the property comprises two well-proportioned bedrooms, each offering plenty of natural light and flexibility for a variety of furniture arrangements. The three piece bathroom suite includes an electric shower over the bath, providing convenience and comfort for busy households. With gas central heating and double glazing throughout, the property ensures year-round warmth and energy efficiency. Situated within walking distance to both primary and secondary schools, as well as close proximity to Bolton town centre and a range of local amenities, this property combines practicality with a superb location.

GROUND FLOOR



1ST 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.
Made with Metropix ©2025



This well-presented two bedroom mid-terrace house offers an excellent opportunity for first time buyers or investors seeking a property in a convenient and popular location. Upon entering, you are welcomed into a comfortable lounge featuring a stylish gas fire, ideal for relaxing evenings at home. The high gloss cream kitchen is both modern and practical, fitted with laminate worktops and ample storage, making it a functional hub for daily living. A useful lean-to, accessed from the kitchen, provides additional space that can be utilised as a utility room or for extra storage. Upstairs, the property comprises two well-proportioned bedrooms, each offering plenty of natural light and flexibility for a variety of furniture arrangements. The three piece bathroom suite includes an electric shower over the bath, providing convenience and comfort for busy households. With gas central heating and double glazing throughout, the property ensures year-round warmth and energy efficiency. Situated within walking distance to both primary and secondary schools, as well as close proximity to Bolton town centre and a range of local amenities, this property combines practicality with a superb location.

The outside space has been designed with low maintenance in mind, offering a neat and tidy frontage that is enclosed by a classic brick wall and accessed via a wrought iron gate. The front yard provides a welcoming entrance, while the rear yard offers a private area for outdoor seating, potted plants, or simply enjoying some fresh air. Both the front and rear yards are ideal for those seeking an easy-care outdoor space without the need for extensive upkeep. The secure boundaries make the space suitable for families with young children or pets. The property's location also benefits from on-street parking nearby, ensuring convenience for residents and visitors alike. With its combination of manageable outdoor areas, secure boundaries, and close proximity to green spaces and local parks, this home provides an excellent balance of indoor comfort and outdoor practicality. Whether you are looking for your first home or a solid investment, this property is sure to impress with its blend of modern features, thoughtful layout, and prime location.