



## 11 Ainslie Road

Bolton, BL1 5LU

Offered with vacant possession an attractive bay windowed semi detached house. Located in this popular residential area the property provides excellent spacious living accommodation comprising of entrance hall, lounge, modern fitted dining/kitchen, landing, three bedrooms and bathroom. Garden to the front and rear. Excellent purchase for the first time buyers or growing family.

£199,995

# 11 Ainslie Road

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- Gas Central Heating / Double Glazed Windows
- Three Bedrooms
- Excellent Purchase for the First Time Buyers or Growing Family
- Spacious Lounge with Feature Fireplace
- Bathroom Suite in White
- Modern Dining / Kitchen with Hob and Oven
- Vacant Possession

### Entrance Hall

Radiator, staircase to the first floor.

### Lounge

13'11 x 13'8 (4.24m x 4.17m)

Attractive feature fireplace with gas fire, half bay window, radiator.

### Dining Kitchen

Range of modern fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Gas hob, overhead extractor fan, oven, plumbing for washing machine, rear door to the garden. Understairs storage with wall mounted gas central heating boiler.

### Landing

### Bedroom One

12' x 11'3 (3.66m x 3.43m)

Radiator.

### Bedroom Two

10'11 x 8'6 (3.33m x 2.59m)

Radiator.

### Bedroom Three

8'6 x 7'10 (2.59m x 2.39m)

Radiator.

### Bathroom

Three piece suite in white comprising of bath with mira shower, low flush toilet, wash hand basin, fully tiled walls, radiator, extractor fan, built in cupboard.

### Heating

Gas Central Heating from boiler in the kitchen.

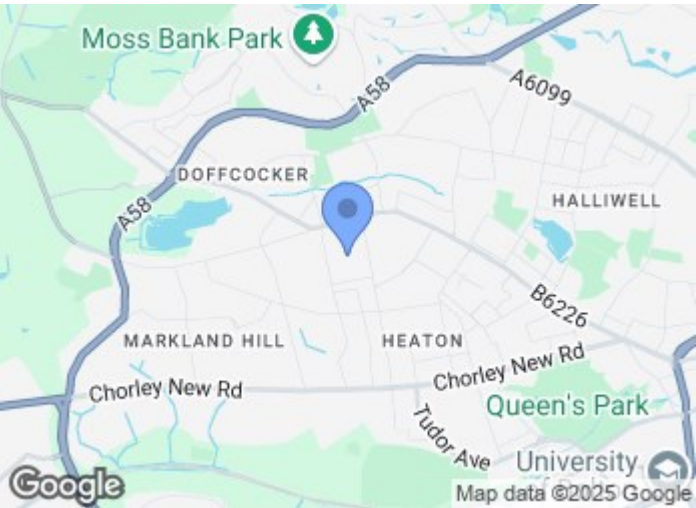
### External

Double gates to the front with flagged and garden area. Flagged to the side

providing access to the fenced rear garden, split level.

### PROPERTY MISDESCRIPTION ACT 1991.

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### Directions







Floor Plan

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