



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

96 Ashworth Lane, Bolton, BL1 8RH

Welcome to Ashworth Lane...A deceptively spacious mid-terraced property, briefly comprising of entrance hall, lounge, dining room, kitchen, three well-sized bedrooms, 3-piece family bathroom and a converted attic room for organised storage. Ideally located for growing families, within easy walking distance of The Oaks Primary School and Sharples High School, as well as being close to popular commuting links and local amenities. Viewing is highly recommended - but be quick!

A Closer Look...

Step through the front door and through the entrance vestibule into the hallway, which connects you to the lounge, dining room and takes you upstairs to the first floor. The lounge sits to the front of the home, with a large bay window and feature gas fireplace, and ample space for your furniture. Continue along the hallway to the dining room, where grey wooden LVT flooring and a floating ceiling with LED lighting creates a contemporary setting, and a feature electric fireplace adds a cosy focal point. Double patio doors lead out to the rear courtyard, and there's understairs storage for bulkier items to help keep the house neat and tidy. An open archway leads through to the kitchen, which has modern grey gloss fitted units with integrated oven, grill, induction hob with extractor, fridge-freezer. There's also plumbing provisions for a washing machine and wine fridge, so you'll be fully equipped for anything you need!

Upstairs...

On the first floor, you'll find three well-sized bedrooms and the family bathroom, and then a staircase taking you up to the converted attic for additional storage. The master bedroom is a great double size with a bay window letting plenty of natural light in. Fitted furniture offers plenty of organised storage for your belongings. Bedroom two is also a great double size with cream fitted furniture, and peaceful views to the rear of the allotments. Bedroom three also enjoys those views to the rear and offers space for a single bed alongside a fitted wardrobe - also ideal as a nursery or home office as required. The family bathroom has fully paneled walls with an electric shower above the bath, W.C., pedestal wash basin and heated towel rail. The attic has been smartly boarded and carpeted, with a dormer style window and in-built storage cupboards in the eaves to create a fantastic space to for additional storage.

Outside...

To the rear of the home is a courtyard with steps leading down to an artificially lawned yard, covered from the elements and with an electric roller door to the rear elevation - ideal for if you want to park a car or motorbikes safely away, or simply enjoy sitting outside whatever the weather!

Location...

The property benefits from being close to a huge variety of amenities. From retail parks and supermarkets, to pubs, restaurants, sporting facilities and great schools, you have it all within a five-minute drive! And for those commuting, the A666 provides easy access to the motorway, while Bromley Cross Train Station is within walking distance.

£240,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extremely Spacious Terraced House
- Lounge
- Dining Room
- Fitted Kitchen
- 3 Bedrooms
- 3-Piece Bathroom
- Attic Room
- Rear Courtyard
- Viewing Recommended

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Front Elevations



Entrance Hallway



Lounge



Second Reception Room



Kitchen



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



Attic



Rear Yard



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property