



- Deceptively Spacious Terraced Property
- Chain Free
- Extended to Rear
- Lounge
- Dining Room
- Kitchen with Utility
- Three Bedrooms | Master with En-Suite
- 3-Piece Family Bathroom
- Large Attic
- Walking Distance to Local Amenities

261 Ainsworth Lane, Tonge With The Haulgh, Bolton, BL2 2QQ

Welcome to Ainsworth Lane... A deceptively spacious mid-terraced home, offered with no onward chain - ideal for first-time buyers or growing families who want to put their own stamp on their home. Extended to the rear, this property offers a lounge, dining room, kitchen with large utility, three well-sized bedrooms including a master with en-suite shower room, 3-piece family bathroom and a large attic room. Externally, there's a rear courtyard to enjoy BBQs in warmer weather and a low maintenance front garden. Located within walking distance of local amenities and Seven Acres Nature Reserve, this property has a lot to offer!

Step Inside...

Into the entrance hallway and you'll find the lounge on your left. Bright and airy with a bay window and a feature fireplace - perfect for cosy nights in watching a film. Continue along the hallway to the dining room where there's ample space for a family-size table and furniture, as well as having an understairs storage cupboard for keeping the space neat and organised. The kitchen sits to the rear of the home with fitted white units and integrated oven, induction hob with extractor and plumbing for additional appliances. A spacious utility sits just beyond the kitchen with storage units and has a door leading to the rear courtyard.

Upstairs...

The master bedroom sits to the front of the home - a generous double size with fitted wardrobes and an en-suite offering a shower, W.C., wash basin and heated towel rail. Bedroom two is also a great double size with fitted sliding wardrobes, and the third bedroom sits to the rear of the home. The family bathroom is part-tiled with a bath, vanity basin, W.C., chrome heated towel rail and in-built storage. The landing has two large linen closets for storage, and stairs up to the attic which offers potential to convert into a bedroom if desired, with it already having a large dormer window and being fully boarded for storage.

Outside...

To the rear of the home is an enclosed courtyard - your own private space to enjoy sunny weather with a secure rear pedestrian gate leading to the lane behind the house.

The Location....

Ainsworth Lane is a popular location in Tonge Moor within easy walking distance to local schooling including Canon Slade, which is just around the corner. On the fringe of the West Pennine Moors and close

to beautiful countryside including the Longsight Country Park, Firwood Fold and Jumbles Country Park, this is an idyllic location for wholesome weekends enjoying the great outdoors. It is within walking distance of Hall i' th wood Train Station with direct routes to Bolton, Clitheroe and Manchester City Centre, and has easy access to major road links.

£145,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Front Elevation

Lounge

Dining Room

Kitchen

Utility / Third Reception

Master Bedroom

Master En-Suite

Bedroom Two

Bedroom Three

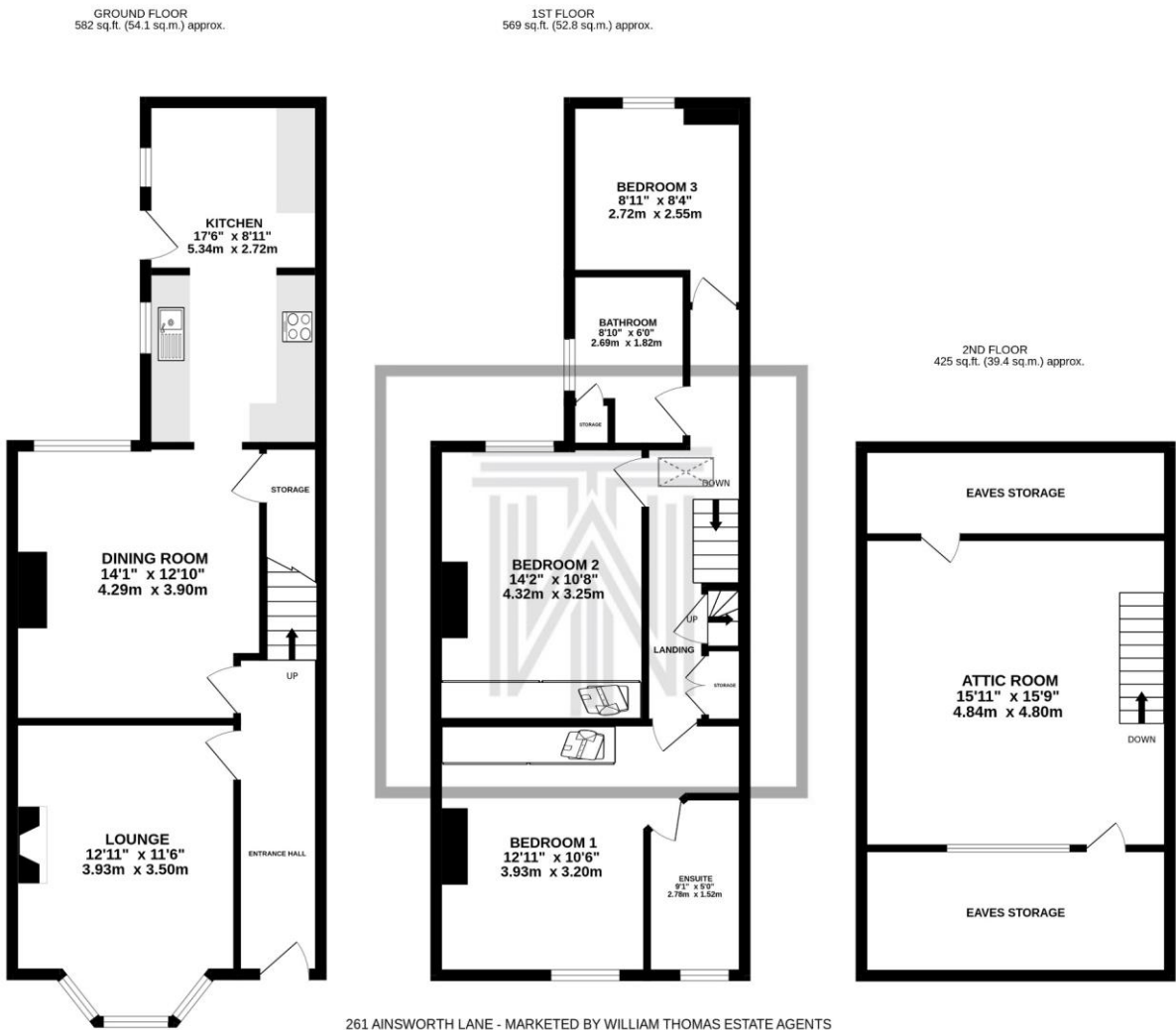
Bathroom

Attic

External Photos

Agents Notes

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261 AINSWORTH LANE - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1575 sq.ft. (146.4 sq.m.) approx.

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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