



Ashbourne Oval, Bolton, BD2,

£119,950

**** SEMI DETACHED ** THREE BEDROOMS ** PARKING ** ENCLOSED GARDENS ****
*** FAMILY HOME * DINING KITCHEN * SIDE PORCH ***

A fantastic opportunity for the young family or first time buyer to purchase this three bedroom semi detached house. Benefits from gas wall heaters, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, utility, side porch, fitted dining kitchen, bathroom, three first floor bedrooms and a separate WC room.

To the outside there is a driveway providing off-road parking and a relatively private and enclosed garden to the rear.



Three bedroom semi detached house.
 Fantastic opportunity for young family/FTB.
 The 'ready to move into' accommodation benefits from gas wall heaters, upvc double glazing, alarm system and briefly comprises entrance, lounge, utility, side porch, fitted dining kitchen, bathroom, three first floor bedrooms and a separate WC room.
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Entrance Porch

Entrance

With gas wall heater.

Lounge

With gas fire.

Kitchen

13'9" max x 6'9" (4.19m max x 2.06m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, gas wall heater.

Utility

8'5" x 6' (2.57m x 1.83m)

With plumbing for auto washer and dryer, store cupboard.

Bathroom

Two piece white suite comprising bath, pedestal wash basin and part tiled walls.

First Floor Landing

Separate WC

With low suite wc.

Bedroom One

12' x 9'4" (3.66m x 2.84m)

Bedroom Two

10'8" x 7' (3.25m x 2.13m)

Bedroom Three

6'9" x 5' (2.06m x 1.52m)

With built in cabin bed.

Loft

Boarded and decorated. With skylight. (No building regs).

Exterior

To the outside there is parking to the front and an enclosed patio garden with borders to the rear.

PLEASE NOTE

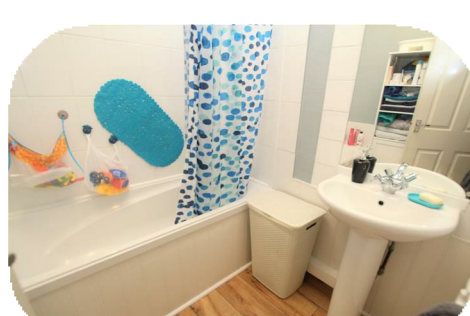
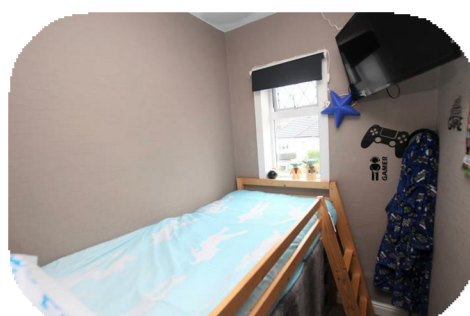
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road and proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed for just over ¼ mile and take the right into Myers Lane, at the roundabout take the first exit onto Grove House Road, turn right onto Ashbourne Way, take the third left onto Ashbourne Oval and the property will be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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