



## **20 Ashbourne Avenue, Bolton, Bradford, BD2 4AP**

Popular style of SEMI-DETACHED currently providing TWO BEDROOM accommodation. This well presented example will appeal to a variety of buyers and simply must be viewed to fully appreciate. Forming part of this ever popular locality, offers access to many local amenities, handy for City Centre and numerous train stations. Contact Robert Watts to arrange YOUR viewing today.

**£130,000**

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# 20 Ashbourne Avenue, Bolton, Bradford, BD2 4AP

## **COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

## **ENTRANCE HALL**

**LIVING ROOM 12'1" x 11'10" (3.68m x 3.6m)**

**KITCHEN 15'1" x 5'10" (4.6m x 1.78m)**

Selection of wall and base units, work tops, sink unit - built in oven, hob and extractor, plumbed for washing machine

## **LANDING**

**BEDROOM 1 11'1" (3.38) x 7'5" (2.26) plus robes**

Built in wardrobes

**BEDROOM 2 12' x 7'1" (3.66m x 2.16m)**

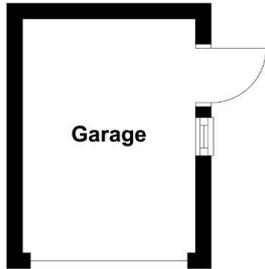
**BATHROOM** Two piece white suite, access to loft space

## **SEPARATE WC**

**OUTSIDE** Off road parking, garage (restricted access) currently partially converted - pleasant gardens front and rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		