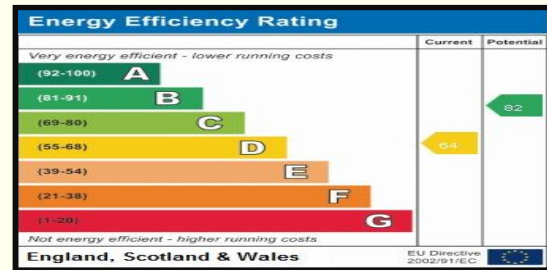




Total floor area 95.1 sq.m. (1,024 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



cardwells.co.uk

AINSWORTH ROAD, BURY, BL8 2LS



- Lovely Bay Fronted Semi
- Sought After Location
- Modernised & Much Improved
- Many Character Features
- Larger Than Average Garden
- Driveway & Garage
- Good Local Amenities
- Viewing Highly Recommended



OIRO £300,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

An attractive bay fronted semi detached house, situated in a very popular and convenient location close to excellent schools, transport links and amenities. This lovely family home has been much improved creating, open plan living space and a superb landscaped garden to the rear. There are many character features including a fireplace with a wood burning stove, modern bathroom and an open kitchen dining room. Viewing is highly recommended and is through Cardwells estate agents Bury (0161) 761 1215, bury@cardwells.co.uk. The accommodation briefly comprises: Vestibule, entrance hall, lounge, open plan kitchen dining room. Upstairs there are three bedrooms and a bathroom. Outside there is a driveway which provides ample off road parking leading to a garage with an electronically operated roller shutter door. Rear there is a delightful larger than average garden with patio areas and a lovely laid to lawn area. There is also an attached utility room. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door & matching window panels aside leading to :

Vestibule Tiled floor, front door with leaded light stained glass window panels and a matching window aside.

Entrance Hall Radiator, panelling to the walls, coving to the ceiling, spindled staircase leading to the first floor landing. Doors leading to:

Lounge 11' 5" x 11' 2" (3.48m x 3.40m) uPVC double glazed bay window front aspect, feature fireplace incorporating a multi fuel burning stove mounted on a slate hearth with a tiled chimney breast and a wooden mantle, radiator, coving, cornicing to the ceiling.

Open Plan Kitchen-Diner 18' 0" x 13' 0" (5.48m x 3.96m)

Dining Area UPVC double glazed French doors rear garden aspect, feature ornate fireplace with a picture tiled hearth, wooden flooring, radiator, coving and inset spotlights to the ceiling.

Kitchen uPVC double glazed window rear garden aspect, central island breakfast bar incorporating drawers and an induction hob with a stainless steel extractor hood above, inset single bowl single drainer sink unit with mixer tap, built in oven and grill, integrated dishwasher, fridge and freezer, tiled splashback's, tiled floor, inset spotlights to the ceiling, built in under stairs storage cupboard. There is a stable style door which leads to a an external canopied area which is paved. There is a door leading to a utility room and the garage.

First Floor Landing Stained glass leaded light window side aspect, panelling to the walls, access to the loft space. Doors leading to:

Bedroom 1 13' 4" x 11' 5" (4.06m x 3.48m) uPVC double glazed bay window front aspect, built in wardrobes, radiator, coving to the ceiling.

Bedroom 2 13' 0" x 11' 5" (3.96m x 3.48m) uPVC double glazed window rear garden aspect, fitted wardrobes, picture rail, radiator.

Bedroom 3 8' 0" x 6' 5" (2.44m x 1.95m) uPVC double glazed window front aspect, radiator below, coving to the ceiling.

Bathroom 7' 9" x 6' 4" (2.36m x 1.93m) UPVC frosted double glazed window rear aspect, modern white suite comprising tiled enclosed bath with mixer tap and a separate shower above, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled flooring and to the walls, heated towel rail, inset spotlights to the ceiling.

Externally There is a generous size concrete pattern driveway leading to a single attached garage with a roller shutter door. to the rear there is a substantial garden which is in two main parts. There is a composite decked patio, with Indian stone flags leading down to a lovely garden which is mainly laid to lawn with feature trees and plants displays. There is also a further paved patio area.

Price O/A £310,000

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)



Please note: all viewings are by appointment only through our BURY Office