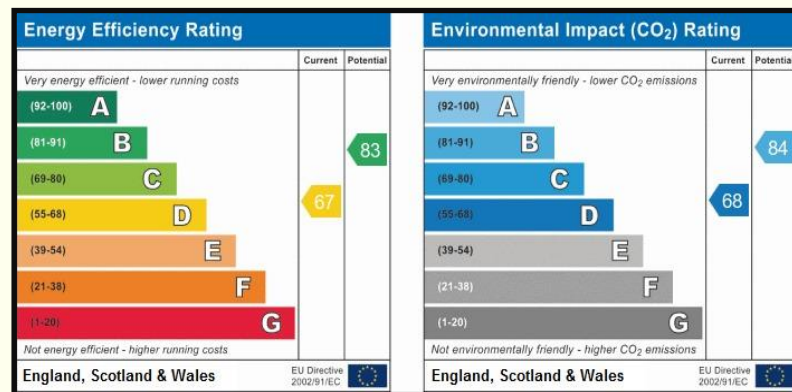


Total floor area 70.0 sq. m. (753 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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**BANKFIELD CLOSE, AINSWORTH. BL2 5QZ**



- Dormer Style Bungalow
- Two Bedrooms (Formerly Three)
- Open Plan Living Area
- Stylish Fitted Kitchen
- Modern Bathroom Suite
- Gardens to Front & Rear
- Driveway Parking
- No Onward Chain



**£165,000**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Located in a lovely cul de sac within the sought after area of Ainsworth this two bedroom (formerly three) dormer style bungalow overlooks the local Green and offers stylish and sizeable accommodation. Offered with No Onward Chain delay, the accommodation briefly comprises; entrance hall, lounge which opens onto the dining area, stylish fitted kitchen with integrated appliances. The first floor has the main bedroom which was originally two bedrooms and could easily be reconverted if the buyer requires three bedrooms. The second bedroom and modern bathroom are also on this level. Externally the property enjoys good sized gardens to both the front and rear together with driveway parking to the front. A lovely home which is certain to attract a good deal of interest and early viewing is therefore advised.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 7' 1" x 3' 0" (2.167m x 0.924m) Double glazed door to the front elevation leading into the hall. Stairs off to the front door. Radiator.

**Lounge-Diner** 25' 6" x 11' 5" (7.761m x 3.473m) Double glazed bay window to the front elevation with double glazed french doors to the rear. Laminate floor. Electric fire in stylish fireplace. Radiator.

**Kitchen** 8' 7" x 7' 1" (2.615m x 2.167m) Double glazed door and window to the rear elevation. Range of high gloss base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Integrated fridge and freezer. Space and plumbing for washing machine. Four burner gas hob with extractor hood over and electric oven.

**First Floor Landing** Double glazed window to the side elevation. Loft access.

**Bedroom 1** 14' 5" x 12' 2" (4.397m x 3.701m) Formerly two rooms and could be reconverted if desired. Two double glazed windows to the front elevation. Two radiators,. Range of fitted bedroom furniture.

**Bedroom 2** 10' 4" x 8' 4" (3.144m x 2.550m) Double glazed window to the rear elevation. Radiator.

**Bathroom** 5' 10" x 5' 5" (1.786m x 1.650m) Double glazed window to the rear elevation. Three piece modern suite comprising; P shaped bath with shower and screen over, vanity sink and w.c.. Tiled floor and elevations. Recessed spotlights.

**Externally** Lawned garden area to front. Paved driveway to side providing off road parking. Enclosed patio garden to rear.

**Price** £165,000

**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

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.

