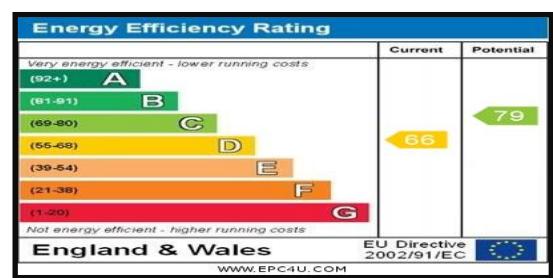


AINSWORTH ROAD, BURY, BL8 2RT



- Four Bedrooms
- Garage to Rear
- No Onward Chain Delay
- Two Reception Rooms
- Modern Fitted Kitchen
- Internal Viewing Advised
- Ideal Family Home
- Superb Buy to Let Potential



**£235,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells estate agents are pleased to bring to market this sizeable four bedroom bay fronted terraced home. Offered for sale with no onward chain delay this property would suit a growing family or a buy to let investor! Situated close to local amenities, just a short drive to Bury town centre and good schools this property comprises of; entrance vestibule, hallway, lounge, dining room, Kitchen, four bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard and GARAGE with up and over door for off road parking. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Entrance Vestibule** Door to hallway.

**Hallway** Radiator. Ceiling light point. Stairs to first floor.

**Lounge** 16' 3" x 13' 5" (4.95m x 4.09m) UPVC double glazed bay window. Radiator. Ceiling light point. Gas fire and surround.

**Dining Room** 14' 6" x 14' 2" (4.42m x 4.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Understairs cupboard housing ground floor wc & washbasin..

**Kitchen** 16' 2" x 9' 7" (4.92m x 2.92m) UPVC double glazed window to side aspect. Hardwood door leading to rear yard. A range of modern wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine. Radiator. Ceiling light point.

**First Floor Landing** Storage cupboard. Skylight.

**Bedroom 1** 14' 3" x 10' 7" (4.34m x 3.22m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 2** 12' 9" x 10' 6" (3.88m x 3.20m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

**Bedroom 3** 13' 0" x 7' 8" (3.96m x 2.34m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 4** 10' 2" x 9' 4" (3.10m x 2.84m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 7' 1" x 5' 6" (2.16m x 1.68m) UPVC double glazed window to side aspect. Shower cubicle with thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Externally** Garden fronted with an enclosed rear paved yard. Access to the garage via side door.

**Garage** Power and lighting. Up and over door to front.

**Price** £235,000

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 19th March 1946, meaning that there are 880 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,780 (at the time of writing).

**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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

