

**BRADLEY FOLD RD**

BL2



## Searching for a two-bedroom home in Ainsworth?

Look no further than Number 28 Bradley Fold Road. This delightful terrace house offers both charm and convenience, nestled just a short distance from the heart of Ainsworth Village.

As you approach this inviting property, you'll appreciate the ease of parking on the paved driveway. Step through the welcoming UPVC front door and into the entrance lobby, where you can begin to experience the warmth and comfort that this home exudes.





To the left, the lounge is bathed in natural light, thanks to a large window that overlooks the front of the property. The room is thoughtfully arranged with furniture centred around a cosy gas fireplace, creating a perfect spot for relaxation. The neutral grey walls complement the soft beige carpeting, offering a versatile backdrop that suits a variety of décor styles.



Continue through the opening into the kitchen, where you'll find sleek white gloss units arranged in a practical U-shape and topped with a stylish grey laminate worktop. This well-equipped kitchen features an integrated electric oven, microwave, and a four-ring gas hob with a stainless steel extractor fan above. The stainless steel sink and drainer offer a view through the internal window into the dining area/conservatory. There's also ample space for a freestanding fridge/freezer and plumbing for a washing machine, ensuring all your culinary and household needs are met.









Adjacent to the kitchen is the dining area/conservatory, a versatile space featuring a plastered ceiling with recessed spotlights. This bright and airy room boasts windows on three sides, allowing plenty of natural light to fill the space. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and creating an ideal setting for entertaining or enjoying family meals.





Ascend to the first floor to find two inviting bedrooms. The main bedroom, situated at the front of the house, features neutral décor and a full-width built-in wardrobe along one wall. This wardrobe includes an inset mirror and drawers, as well as a dressing table, providing ample storage and a convenient space for getting ready.





The second bedroom overlooks the rear garden and mirrors the tasteful décor of the main bedroom, offering a tranquil retreat.

Adjacent to the second bedroom is a modern three-piece shower room. This stylish space includes a WC, a vanity sink unit with white glossy drawers, and a spacious shower enclosed by a glazed screen. The walls are elegantly finished with grey tiling, adding a contemporary touch to the room.





## Step outside:

Step outside and experience the inviting and expansive rear garden. Directly accessible from the conservatory, a paved patio area offers an ideal spot for entertaining and hosting barbecues during the summer months.

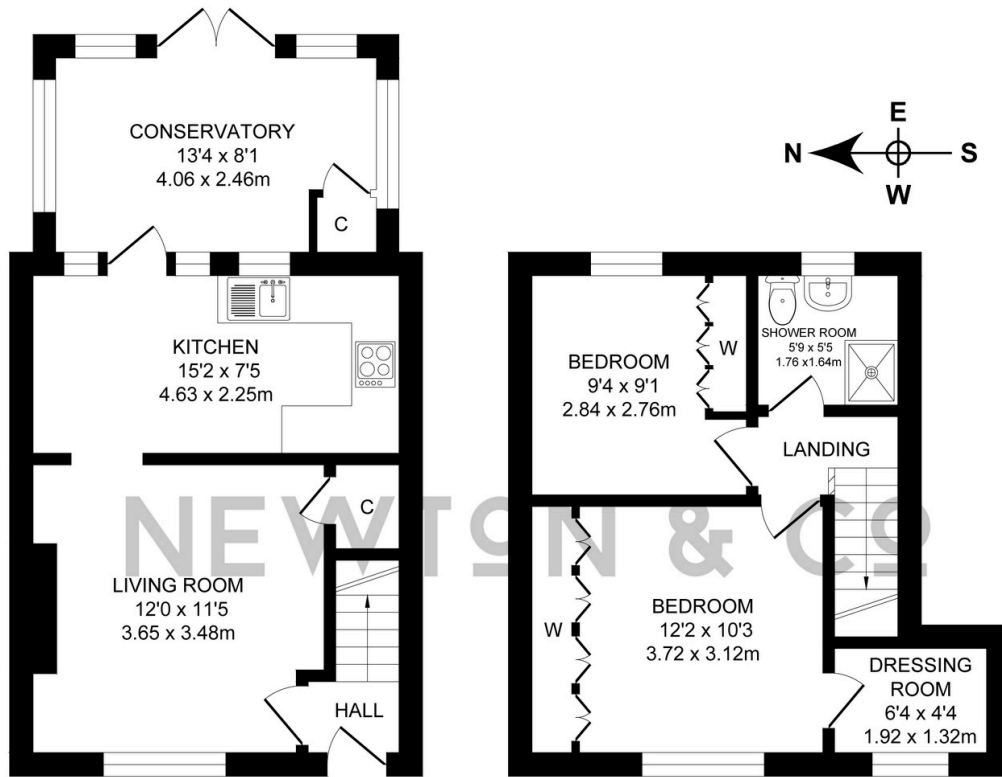
From the patio, a beautifully landscaped lawn unfolds, featuring a wavy design that adds a touch of charm. A gravelled pathway winds through the garden, flanked by shaped plant beds that introduce texture and bursts of colour to the space. At the far end of the garden, you'll find a handy storage shed, perfect for keeping gardening tools and outdoor equipment.

The garden is enclosed by timber fencing, creating a secure environment for both children and pets to play freely. The well-maintained lawn also provides a generous play area, making this outdoor space perfect for relaxation and family activities.









**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 39.2 SQ.M  
 (422 SQ.FT.)

**FIRST FLOOR**  
 APPROX. FLOOR  
 AREA 29.4 SQ.M  
 (316 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 68.6 SQ.M. (738 SQ.FT.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error.

**Features:**

- Two Bed Terrace
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Large Rear Garden
- Driveway Parking
- Convenient Location
- EPC Rated: C
- Council Tax Band: B
- Tenure: Leasehold/ 904 Years Left/
- Ground Rent: £0

**Out and about:**

Nestled discreetly off Church Street, Number 28 Bradley Fold Road enjoys a prime location within Ainsworth, just a stone's throw from the village centre. The charming village of Ainsworth offers delightful dining at Casalingo Italian restaurant, welcoming country inns, a Post Office, and a dentist, ensuring all essential services are within reach.

Commuters will appreciate the excellent transport links, with easy access to the M62 from Bury and connections to major motorways north and south via Bolton. Outdoor enthusiasts can explore the countryside on foot, with Lowercroft Reservoirs providing scenic lakes popular among dog walkers and joggers.

For leisure and relaxation, nearby attractions include Bradley Fold Garden Centre and café, as well as Ainsworth Park. Golf enthusiasts can enjoy a round at Harwood Golf Club, while those seeking a cosy café experience can visit Arthur Lane Nurseries. For everyday needs, Morrisons in Harwood is conveniently close for your weekly shopping.

Entertainment options abound, with cinemas in Bury and Bolton offering the latest movies, ensuring there's always something to enjoy in the surrounding towns. Families are well-catered for with several reputable local schools. Christ Church Ainsworth Primary School, located within the community, provides a strong educational foundation. Additionally, Canon Slade in Bolton and Bury Grammar, both just a ten-minute drive away, offer excellent academic options for older students.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# BRADLEY FOLD ROAD

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