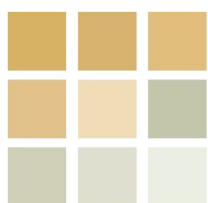




pearson
ferrier®



314 AINSWORTH ROAD
Bury, BL8 2LT
£220,000

314 AINSWORTH ROAD

Property at a glance

- SEMI-DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- STUNNING INTERIOR
- VIEWING ESSENTIAL
- OFF ROAD PARKING

An immaculately presented two double bedroom semi-detached true bungalow located approximately one mile from Bury town centre on Ainsworth Road. The location offers excellent access and transport links to Bury & Bolton town centres, with local shops, health centre and amenities being close by. The property really must be viewed to appreciate the quirky nature of the bungalow and the current owners attention to detail which is second to none and has recently had all facias & soffits replaced (January 2025) and re-rendered to the front & side (May 2025). In brief the property comprises of; Vestibule, lounge with bay window, kitchen, two double bedrooms, sun room and shower room. The property benefits from garden and driveway to the front and garden to the rear.

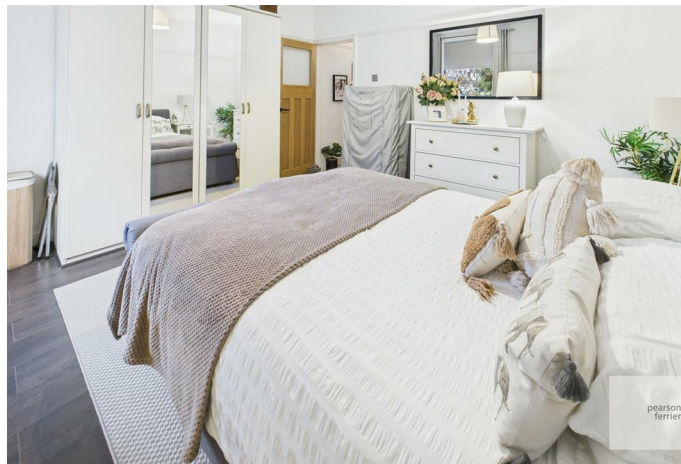
Tenure - Leasehold (term of 999 years, with 897 years remaining)

Ground Rent - £3

Council Tax Banding - B

EPC Rating - tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.