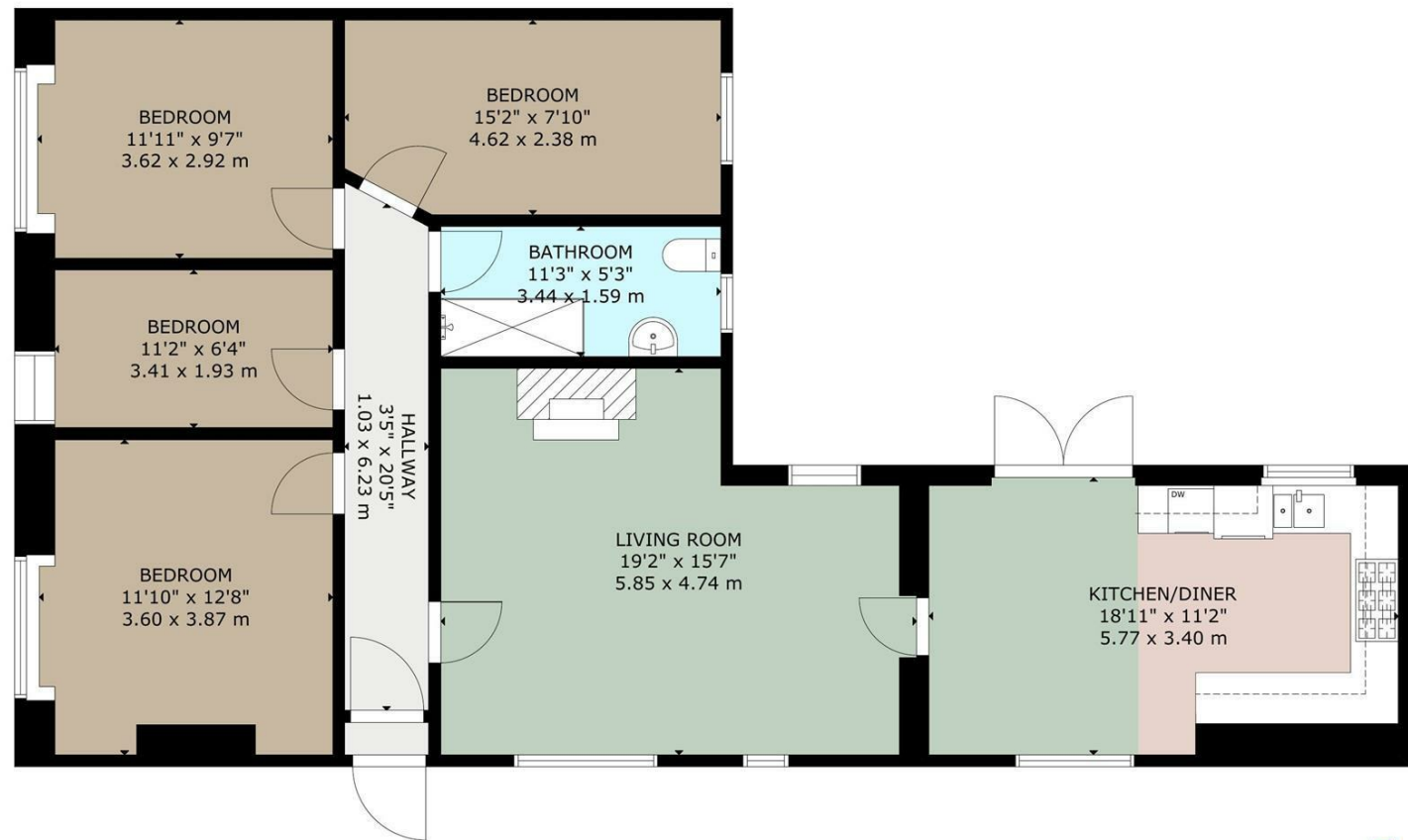




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

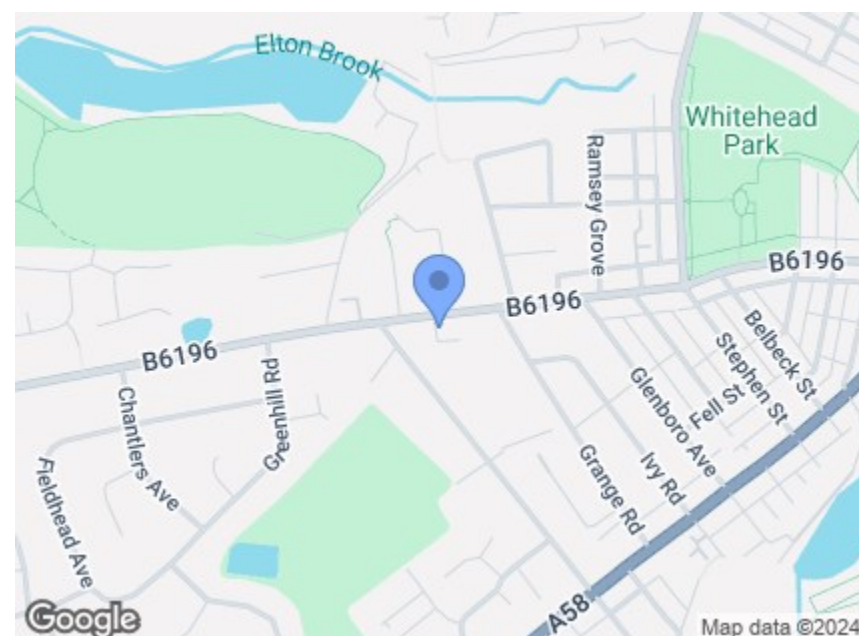
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
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GROSS INTERNAL AREA  
TOTAL: 103 m<sup>2</sup>/1,108 sq ft  
GROUND FLOOR: 103 m<sup>2</sup>/1,108 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

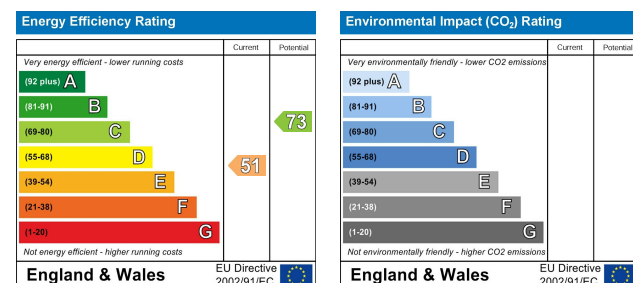


GROUND FLOOR



### Directions

Head south on A676 / Bolton Street towards Smithy Street Bear right onto Holcombe Road Keep right to get onto Market Street Turn right onto Fenton Street then right onto Ainsworth Road



**231 Ainsworth Road**  
Elton, Bury, BL8 2SQ

**Offers over £380,000**



- Four bedroom semi-detached bungalow
- Recently updated with a modern kitchen, bathroom, new boiler, and windows
- Spacious bathroom featuring a large walk-in shower
- Three large double bedrooms offering ample space
- Fourth bedroom with fitted wardrobes, ideal as a dressing room or office
- Well-maintained and move-in ready home
- Large drive way parking has room for four vehicles
- Low maintenance private rear garden which is part patio and part artificial grass

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 231 Ainsworth Road

## Elton, Bury, BL8 2SQ

This spacious and well-maintained four-bedroom semi-detached bungalow on Ainsworth Road offers versatile living and modern conveniences. Three of the bedrooms are generously sized double rooms, providing ample space for family or guests. The fourth bedroom, featuring fitted wardrobes, offers excellent storage options and could easily be converted into a home office, walk-in wardrobe, or dressing room to suit your needs.

The property boasts a large kitchen diner, perfect for family meals or entertaining, complete with a gas Rangemaster cooker for those who love to cook. Recent updates include a new kitchen, boiler, and windows, and the entire property has been redecorated throughout, giving it a fresh, modern feel.

Outside, the bungalow offers a large driveway with space for up to four vehicles. The private rear garden is designed with low maintenance in mind, featuring a mix of patio and artificial grass, ideal for enjoying outdoor living without the hassle of extensive upkeep. This property is move-in ready, offering both comfort and convenience in a highly desirable location.

### Entrance Hallway

3'5 x 20'5 (1.04m x 6.22m)

inset spot lights, wood effect laminate flooring, gas central heating radiator, loft access

### Living Room

19'2 x 15'7 (5.84m x 4.75m)

Two uPVC double glazed window with front elevation, one uPVC double glazed window with rear elevation, coving, wooden effect laminate flooring, feature fireplace, centre ceiling lighting



### Kitchen Diner

18'11 x 11'2 (5.77m x 3.40m)

Two uPVC double glazed window with front and rear elevation, French patio doors with access to rear garden, range of fitted wall and base units with integrated sink basin and drainer unit, coving, tiled splash back, wood effect laminate flooring, centre ceiling lighting, downlights, power points, extractor



### Bedroom One

11'10 x 12'8 (3.61m x 3.86m)

uPVC double glazed window with side elevation, centre ceiling lighting, carpet flooring, gas central heating radiator, power points,



### Bedroom Two

11'2 x 6'4 (3.40m x 1.93m)

uPVC double glazed window with side elevation, centre ceiling lighting, carpet flooring, gas central heating radiator, power points



### Bedroom Three

11'11 x 9'7 (3.63m x 2.92m)

uPVC double glazed window with side elevation, centre ceiling lighting, carpet flooring, gas central heating radiator, power points,



### Bedroom Four

15'2 x 7'10 (4.62m x 2.39m)

uPVC double glazed window with side elevation, centre ceiling lighting, carpet flooring, gas central heating radiator, power points,



### Bathroom

11'3 x 5'3 (3.43m x 1.60m)

uPVC double glazed window with side elevation, inset spot lights, fully tiled walls and flooring, extractor, gas central heating radiator, three piece suite comprising of a walk-in shower, WC, and a hand wash basin



### Garden

Large decked patio area with central artificial lawn.



### Driveway

Driveway for up to 4 cars