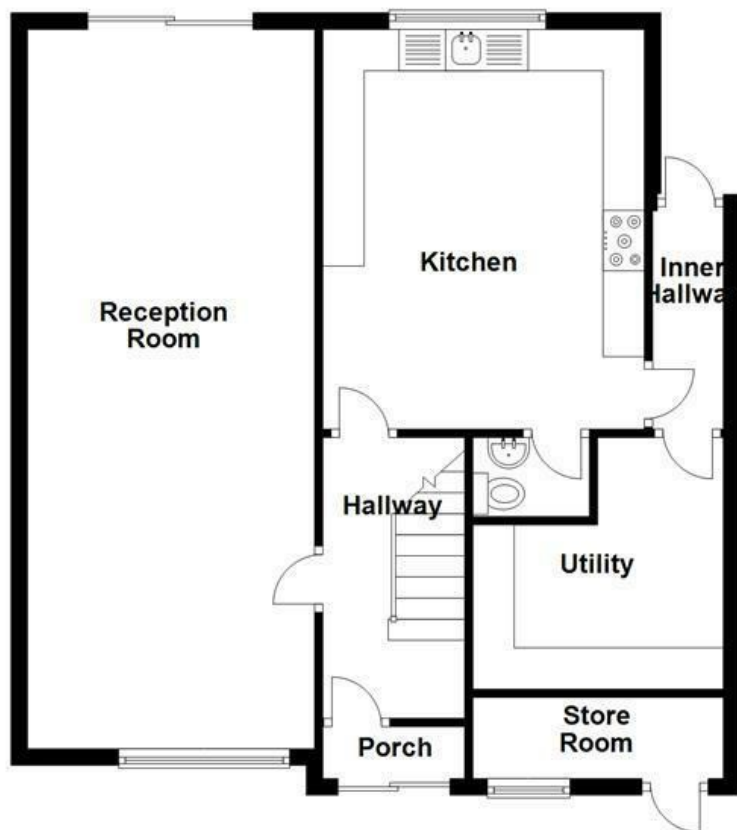
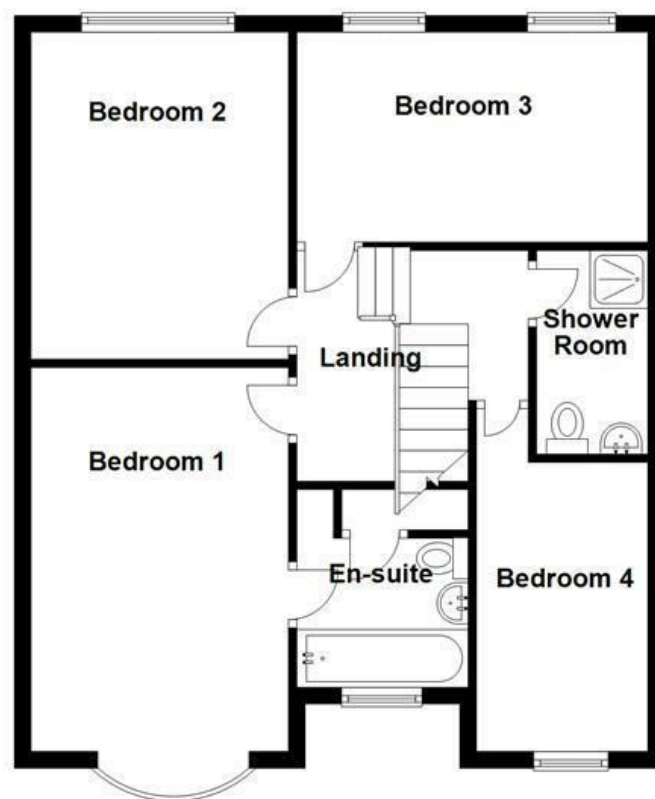


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Church Street, Ainsworth, BL2 5RS

### Offers Over £320,000

SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION

This four-bedroom detached family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, a full new roof and faciers externally.

Comprising briefly to the ground floor; entrance via the porch which leads directly into the hallway which has doors into the reception room as well as a door to the kitchen whilst hosting the stairs to the first floor. The reception room has UPVC sliding doors to the rear. The kitchen has a door into the utility which houses the downstairs WC and a door to the rear. To the first floor is a landing to four bedrooms and a family bathroom. The main bedroom has access to an en-suite. Externally to the rear is an enclosed garden with a laid to lawn gardens with mature shrubbery and a paved patio. To the front is a driveway providing off-road parking for numerous vehicles.

For further information, or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Church Street, Ainsworth, BL2 5RS

## Offers Over £320,000



- Tenure Freehold
- Off Road Parking With Driveway For Numerous Vehicles
- Contemporary Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Ideal Family Home With Viewing Essential
- Enclosed Enviably Rear Garden With Mature Shrubs And Patio Areas
- EPC Rating C
- Spacious Four Bedroom Detached Property
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Via sliding doors to porch.

#### Porch

7'10 x 2'11 (2.39m x 0.89m)

Door to hallway.

#### Hallway

12'4 x 5'8 (3.76m x 1.73m)

Central heating radiator, doors to reception room one, kitchen/dining area, stairs to first floor and laminate flooring.

#### Reception Room One

23'7 x 11'3 (7.19m x 3.43m)

UPVC bay window, two central heating radiators, sliding doors to rear and laminate flooring.

#### Kitchen

15'11 x 11'10 (4.85m x 3.61m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink with double draining boards and mixer tap, double oven with five ring gas hob, part tiled elevation, tiled effect flooring and door to inner hallway.

#### Inner Hallway

8'8 x 2'5 (2.64m x 0.74m)

Door to utility.

#### Utility

9' x 7'6 (2.74m x 2.29m)

Door to WC, plumbed for washing machine, dryer, laminate work top and part tiled elevation.

#### WC

4'5 x 3'2 (1.35m x 0.97m)

Dual flush WC, wall mounted sink with mixer tap and tiled effect flooring.

### First Floor

#### Split Level Landing

Doors to four bedrooms and bathroom.

#### Bedroom One

14'9 x 11'3 (4.50m x 3.43m)

UPVC double glazed bay window, central heating radiator and door to en suite.

#### En Suite

7'10 x 6'3 (2.39m x 1.91m)

UPVC double glazed frosted window, panelled bath with mixer tap and over head direct feed shower, dual flush WC, central heating towel rail, tiled elevation and tiled effect flooring.

#### Bedroom Two

12'2 x 10'8 (3.71m x 3.25m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

15'1 x 8'4 (4.60m x 2.54m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Four

10'6 x 7'3 (3.20m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Shower Room

8'1 x 4'4 (2.46m x 1.32m)

Central heating radiator, double direct feed shower, pedestal wash basin, low level WC, tiled elevation and tiled effect flooring.

#### Store Room

7'8 x 6'4 (2.34m x 1.93m)

Store.

#### External

#### Rear

Enclosed laid to lawn garden with mature shrubs and patio area.

#### Front

Driveway for off road parking.

