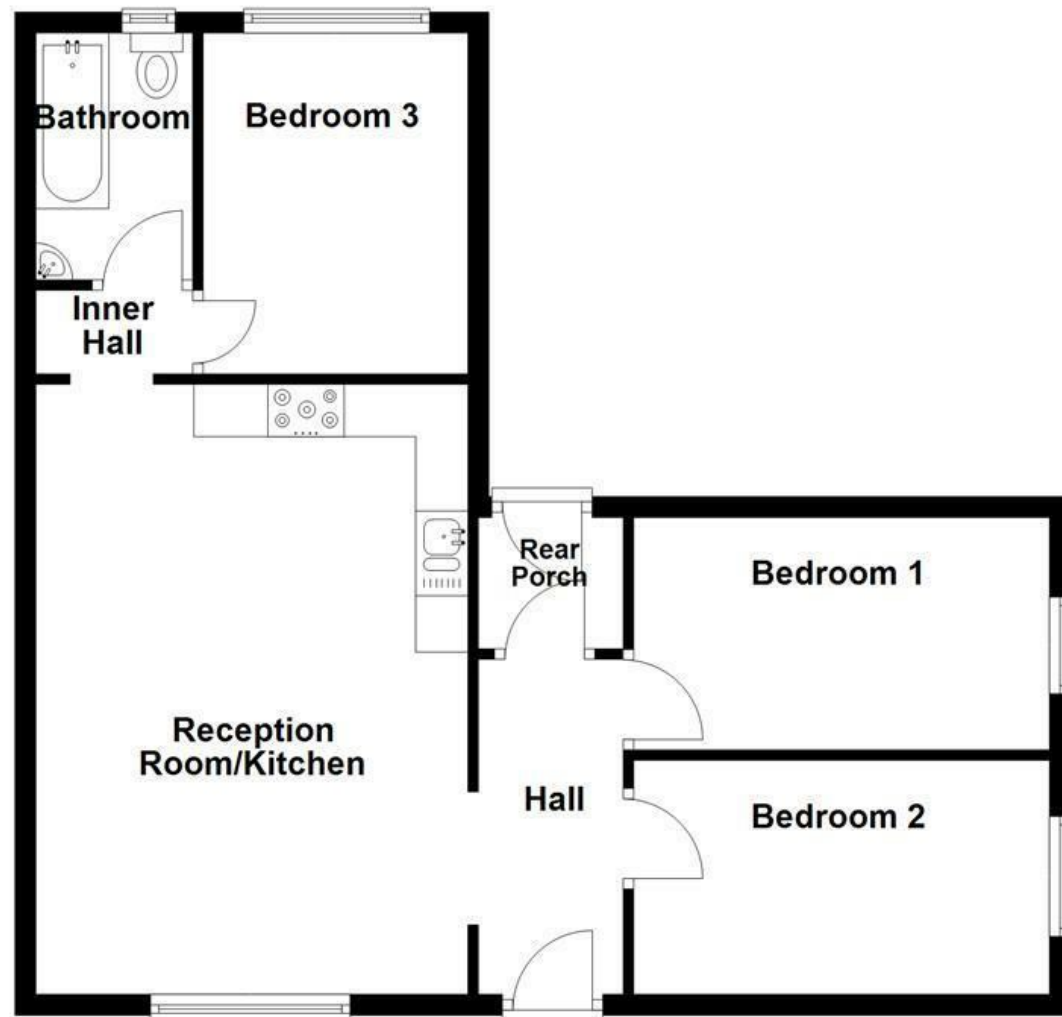


Ground Floor



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |

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.

Ainsworth Road, Radcliffe, M26 4FA

Offers Over £185,000

AN ENVIABLE SEMI DETACHED TRUE BUNGALOW SOLD WITH NO ONWARD CHAIN - REDUCED FOR A QUICK SALE

Offering an abundance of indoor and outdoor space, neutral decoration and modern fixtures and fittings, this enviable three bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Radcliffe. With a stunning open plan kitchen living space, ample off road parking and wrap around gardens, this property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester and Bolton. With neutral decoration, three double bedrooms and no chain delay, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan kitchen/reception room, two double bedrooms and a rear porch. The open plan kitchen and reception room boasts modern wall and base units, integrated appliances and leads on to an inner hallway. The inner hallway guides you through to a third double bedroom and family bathroom. Externally there is an enclosed garden to the rear with paving and wood chip areas. To the front there is a wrap around garden with laid to lawn, paving and mature shrubs, as well as ample off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Ainsworth Road, Radcliffe, M26 4FA

Offers Over £185,000

 3  1  1  C

- Tenure Leasehold
 - Off Road Parking
 - Ideal Home For Anyone Wishing To Downsize
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Ample Garden Space
- EPC Rating C
 - Semi Detached Bungalow With No Chain Delay
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10'6 x 4'7 (3.20m x 1.40m)

Upright central heating radiator, wood effect laminate flooring, open reception room/kitchen, hard wood doors to two bedrooms and utility room.

Open Plan Reception Room/Kitchen

19'2 x 13'7 (5.84m x 4.14m)

UPVC double glazed window, central heating radiator, spotlights, range of gloss wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and wine cooler, television point, wood effect laminate floor and open to inner hall.

Inner Hall

4'11 x 2'8 (1.50m x 0.81m)

Loft access, smoke alarm, wood effect laminate floor, hard wood doors to bedroom three and bathroom.

Bedroom Three

10'9 x 10' (3.28m x 3.05m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower, pedestal wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

Bedroom One

13'1 x 7'1 (3.99m x 2.16m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'1 x 7'4 (3.99m x 2.24m)

UPVC double glazed window and central heating radiator.

Rear Porch

4'9 x 4'2 (1.45m x 1.27m)

UPVC double glazed frosted door to rear.

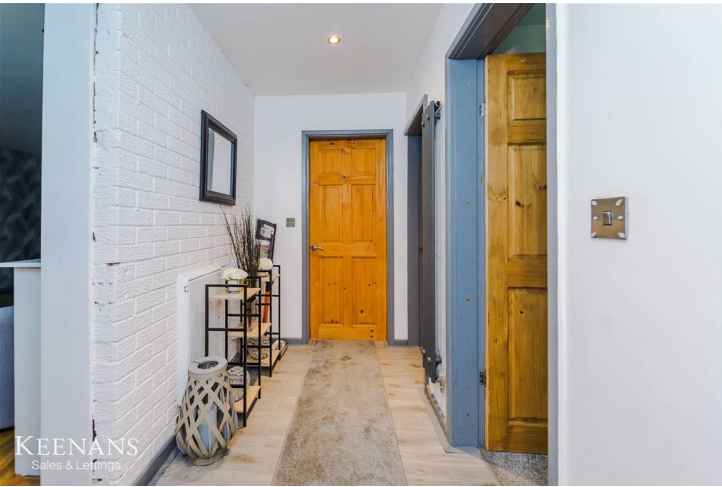
External

Rear

Enclosed wood chip garden with paving and patio area.

Front

Wrap around laid to lawn garden, paving, mature shrubs and ample off road parking.



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