



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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	
www.epc4u.com			



- First Floor Duplex Apartment
- Two Bedrooms plus Mezzanine
- Lounge & Kitchen/Diner
- Communal Gardens
- Allocated Parking
- Sought After Location
- Ainsworth Village
- Viewing Highly Recommended



**£180,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in BURY are delighted to bring to market this stunning duplex apartment, located in the sought after area of Ainsworth Village. Boasting modern and contemporary living accommodation over two floors this lovely property must be viewed internally to fully appreciate! Ideally situated with accessible routes to Bury, Bolton and Radcliffe this lovely property comprises of; Communal Entrance, Hallway, Lounge, Modern open Plan Integral Kitchen/Dining Room, Two Bedrooms, Bathroom, and a Mezzanine/Sitting Room. The accommodation, set over two floors offers a versatile living space and must be viewed to be fully appreciated! Externally this property offers communal gardens and an allocated parking space. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** This hallway leads to the front door and is shared with one other apartment.

**Hallway** Two storage cupboards, Radiator.

**Lounge** 16' 5" x 8' 8" (5.00m x 2.64m) Double glazed window to the side and rear aspects. Radiator.

**Kitchen/Diner** 19' 1" x 10' 0" (5.81m x 3.05m) Range of modern wall and base units with electric hob and oven with extractor hood over. Integrated fridge, freezer, and dishwasher. Double glazed window and patio doors to rear aspect. Stairs to first floor.

**Ground Floor Bedroom** 9' 3" x 8' 8" (2.82m x 2.64m) Two double glazed windows. Radiator.

**Bathroom** Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Radiator.

**Mezzanine/Sitting Room** 14' 2" x 13' 6" (4.31m x 4.11m) Double glazed velux window. Versatile space for multiple purposes.

**Master Bedroom** 19' 3" x 8' 8" (5.86m x 2.64m) Double glazed velux window. Radiator. Storage in the eaves.

**Externally** The property benefits from well maintained communal garden plus allocation parking space.

**Price** £180,000

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 99 year term which started on 8th June 2006, meaning that there are 80 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All

clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

