



Independent Estate Agents  
**Cardwells** Est. 1982

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**VICTORIA STREET, AINSWORTH. BL2 5RB**



- Attractive Terraced Cottage
- Two Bedrooms
- Fitted Dining Kitchen
- Attractive Lounge
- Off Road Parking to Rear
- Village Location
- Recently Upgraded
- Early Viewing Advised



**£229,995**

**BOLTON**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This is a very attractive two bedroom cottage located in the highly regarded area of Ainsworth. The current owner has significantly upgraded the property with works including new roof, loft insulation, new fitted kitchen, new fitted shower room and a new fitted boiler. It is true to say that there is some minor cosmetic finishing off to do, however the property is in move in condition and would create a very desirable home. The accommodation briefly comprises vestibule, lounge, attractive dining kitchen, two bedrooms and a modern three-piece shower room. Located on a private road in the heart of Ainsworth Village, enjoying all the local amenities and excellent transport links associated with that area. This property is perfect for first time buyers, downsizers and investors alike. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Double glazed door to the front elevation leading into the vestibule. Oak door leading into the lounge.

**Lounge** 15' 1" x 14' 7" (4.60m x 4.44m) Double glazed window to the front elevation. Oak door leading through to the dining kitchen.

**Kitchen/Diner** 14' 6" x 8' 5" (4.41m x 2.56m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven. Plumbed for washing machine. Space for fridge freezer. Tiled floor. Radiator.

**First Floor Landing** Stairs lead off the dining kitchen to the first floor landing. Loft access.

**Bedroom 1** 14' 11" x 14' 7" (4.54m x 4.44m) Double glazed window to the front elevation. Over stairs storage. Radiator.

**Bedroom 2** 8' 7" x 8' 7" (2.62m x 2.61m) Double glazed window to the rear elevation. Radiator.

**Shower Room** Double glazed window to the rear elevation. Walk in shower, close coupled WC, vanity sink unit.

**Externally** The front of the property has a quaint, quiet garden area. The rear has a low maintenance gravel garden which has twin gates allowing for vehicular access and off-road parking if desired.

**Price** £229,995

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 B rated which is at an approximate annual cost of £1,780 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the property is at "Very Low" risk.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

