



Independent Estate Agents
Cardwells Est. 1982

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BANKFIELD CLOSE, AINSWORTH. BL2 5QZ



- Modern Townhouse
- Three Bedrooms
- Lounge/Modern Fitted Kitchen
- Ideal Family Home
- Close to Christchurch Primary
- Convenient Village Location
- Open Aspect To Front
- Early Viewing Recommended



£220,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



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A fantastic three bedroom mews property situated in the heart of Ainsworth with easily accessible transport links to Bury, Bolton and Radcliffe. This well presented property boasts a modern Kitchen and Bathroom and comprises of; Entrance Hall, Large Lounge open plan to a modern fitted kitchen and Dining area. To the first floor there are three bedrooms and a modern family bathroom. Externally this property boasts open aspects to the front with laid to lawn garden. To the rear is an enclosed paved rear garden. Situated close to Christ Church primary school in Ainsworth, this lovely home is perfect for families and is in walking distance to local amenities as well. 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:

Entrance Hall Stairs to first floor, radiator, ceiling light point.

Lounge 14' 6" x 12' 2" (4.42m x 3.71m) uPVC double glazed window to front aspect. Under stairs storage. Radiator. Ceiling light point. Inset feature gas fire

Open Plan Kitchen-Diner 15' 4" x 8' 8" (4.67m x 2.64m) A range of modern wall and base units with inset sink and drainer, electric hob and oven with extractor hood. Integrated Fridge and freezer. Integrated washing machine. uPVC sliding patio doors and window to rear aspect. Radiators. Spotlighting.

Bathroom Three piece suite comprising panelled bath with overhead shower. Low flush wc, pedestal wash hand Basin. uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

First Floor Landing Ceiling light point. Over stairs storage cupboard

Bedroom 1 15' 3" x 8' 8" (4.64m x 2.64m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 5" x 8' 8" (3.17m x 2.64m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point

Bedroom 3 0' 9" x 6' 4" (0.23m x 1.93m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Laid to lawn grass and path to the front. To the rear a paved enclosed rear garden.

Price £220,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 1st May 1971, meaning that there are 946 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 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 not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

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"

