



Independent Estate Agents
Cardwells Est. 1982

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DELPH LANE, AINSWORTH. BL2 5PP



- Extended Detached Bungalow
- Three Bedrooms
- Lounge with Focal Fireplace
- Extended Kitchen/Diner
- Bathroom & Shower Room
- Gardens to Front & Rear
- Garage and Driveway
- No Onward Chain Delay



£315,000

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This detached bungalow has been extended and reconfigured by the current owners to provide for surprisingly spacious and very flexible accommodation. The property is in move in condition however it is fair to say that most buyers would wish to upgrade and personalise the accommodation which currently comprises entrance hall, cloaks hanging, 3rd bedroom/study, lounge, inner hall, sizable dining kitchen with storeroom/pantry, two further bedrooms, bathroom and separate shower room. Externally the property is located on a quiet and well regarded cul-de-sac just off Bury Old Road in Ainsworth and has nice sized manageable gardens to both front and rear with off-road parking leading to the garage. Ainsworth is a sought after village which lies on the western fringe of Bury, 2.2 miles northwest of Radcliffe, and 2.9 miles east of Bolton. The city of Manchester is only 8.7 miles south-southeast of Ainsworth, there are lovely countryside walks, pubs, schools and eateries nearby making it an ideal consideration for commuters and those wanting delights of rural living. 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:

Hall 8' 6" x 4' 7" (2.6m x 1.4m) Double glazed door to the front elevation leading into the hall. Meter cupboard. Alarm panel. Radiator.

Storeroom/Cloaks 5' 7" x 4' 7" (1.7m x 1.4m) Double glazed window to the front elevation. Central heating boiler. Radiator.

Lounge 17' 5" x 12' 6" (5.3m x 3.8m) Double glazed window to the front elevation. Two radiators. Focal fireplace. Door leading off to the inner hall.

Inner Hall Loft access. Store cupboard.

Bedroom 1 12' 6" x 10' 6" (3.8m x 3.2m) Double glazed window to the rear elevation. Radiator.

Bedroom 2 10' 10" x 9' 10" (3.3m x 3.0m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to the side elevation. Vanity sink and storage. Radiator.

Kitchen/Diner 23' 0" x 7' 10" (7.0m x 2.4m) Double glazed window to the rear side elevations with door to the side elevation. Range of base units with complementary work surfaces and matching wall mount cabinets. Four burner gas hob. Electric double oven. Extractor hood. Plumbed for dishwasher. Inset sink and drainer. Integrated fridge and freezer. Radiator.

Storeroom/Pantry

Shower Room 7' 10" x 5' 11" (2.4m x 1.8m) Double glazed window to the side elevation. Three piece suite comprising shower, pedestal wash handbasin and close coupled WC. Radiator.

Bathroom Double glazed window to the side elevation. Three piece suite comprising of bath with handheld shower over, pedestal wash hand basin and close cup WC. Part tiled elevations. Radiator.

Externally The front of the property enjoys driveway parking with mature shrub borders whilst the rear has a paved patio area leading onto a lawn with mature shrub borders and further paved patio. The driveway at the front leads to a garage with electric open door power and lighting.

Price £315,000

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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 D rated which is at an approximate annual cost of £2,289 (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.

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"

