

**CHURCH STREET, AINSWORTH, BOLTON BL2 5RS**



- Fantastic 3 Bed Semi
- Sought After Location
- Prof Fitted Kitchen
- 3 Good Bedrooms
- Family Bathroom
- Driveway Parking
- Gardens to Front & Rear
- Internal Viewing Recommended



**£225,000**

**BOLTON**  
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Energy Efficiency Rating		Current	Potential
<i>Most energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		68	86
EU Directive 2002/91/EC			
<a href="http://www.epc4u.com">www.epc4u.com</a>			

Offered with no onward chain and situated in sought after location is this lovely semi detached family home, The property briefly comprises entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Externally there are gardens to front and rear, the rear being enclosed and is laid to lawn with raised decking area and the front is lawned with driveway parking. 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:**

**Hallway:** 11' 1" x 5' 8" (3.38m x 1.73m) Carpet, frosted uPVC double glazed window, radiator.

**Lounge:** 26' 7" x 11' 1" (8.10m x 3.38m) Through lounge and dining room, carpet, uPVC double glazed window, double patio doors to rear, two radiators.

**Kitchen/Dining Room:** 12' 1" x 8' 4" (3.68m x 2.54m) Professionally fitted kitchen comprising stainless steel sink with mixer tap, base and wall cabinets, roll edge worktops, oven, hood and extractor, wall mounted gas combi boiler, cushion flooring, uPVC double glazed window.

**Landing:** 6' 10" x 3' 8" (2.08m x 1.12m) Frosted uPVC double glazed window.

**Bedroom 1:** 12' 7" x 11' 3" (3.83m x 3.43m) uPVC double glazed window, radiator.

**Bedroom 2:** 11' 7" x 10' 2" (3.53m x 3.10m) uPVC double glazed window, radiator.

**Bedroom 3:** 8' 5" x 6' 9" (2.56m x 2.06m) uPVC double glazed window, radiator.

**Bathroom:** 7' 0" x 5' 6" (2.13m x 1.68m) Three piece suite comprising w.c, wash basin, bath with mixer shower attachment and fitted screen, cushion flooring, frosted uPVC double glazed window, radiator.

**Parking:** Off road parking.

**Gardens:** Lawned Gardens to front and rear plus raised decking to rear and garden shed.

**PRICE:** £225,000

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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 28th February 1937, meaning that there are 911 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 rated which is at an approximate annual cost of £1,842 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 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"

