



Miller Metcalfe
Every step of the way

Bury Old Road

Ainsworth, Bolton

This charming two-bedroom terraced stone cottage offers an abundance of character, blending original features with comfortable living. Set in a highly sought-after location, the property boasts a warm and inviting atmosphere throughout. The living room showcases exposed beams and a traditional wood burner (perfect for cosy evenings), while the kitchen retains period charm alongside modern appliances including a Belfast sink, gas hob, electric oven, space for a washing machine and dryer. Upstairs, two well-proportioned bedrooms provide tranquil retreats, each benefitting from natural light and picturesque views of the surrounding area. The family bathroom is finished to a high standard, combining classic fittings with contemporary style. With thoughtful touches throughout, this cottage is ideal for those seeking a home rich in personality and heritage. The property also benefits from a private driveway, offering valuable off-road parking - a rare advantage in this popular area.

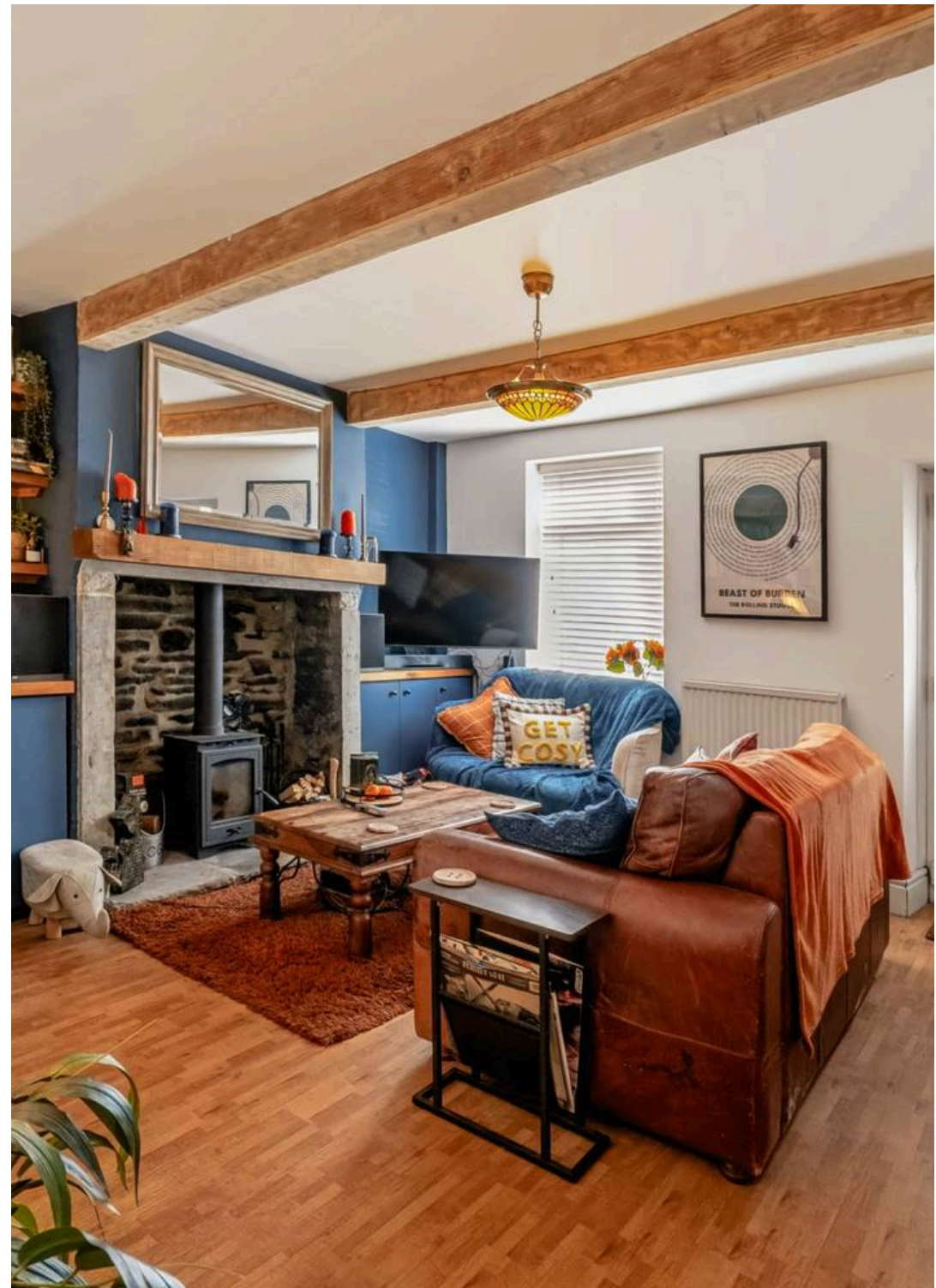
The outside space further enhances the appeal of this delightful cottage. At the rear, a private courtyard garden offers a peaceful setting for al fresco dining or relaxing with a book. The outdoor area is easily maintained, making it suitable for those with busy lifestyles or anyone looking for a low-maintenance garden. Mature planting provides a sense of seclusion, while the courtyard is large enough to accommodate outdoor furniture and potted plants. The setting is particularly lovely, with open green spaces and scenic walking routes nearby, allowing residents to enjoy the best of village life while remaining close to local amenities and transport links. This property presents a rare opportunity to acquire a home with both charm and practicality in one of the area's most desirable locations.

Council Tax band: B

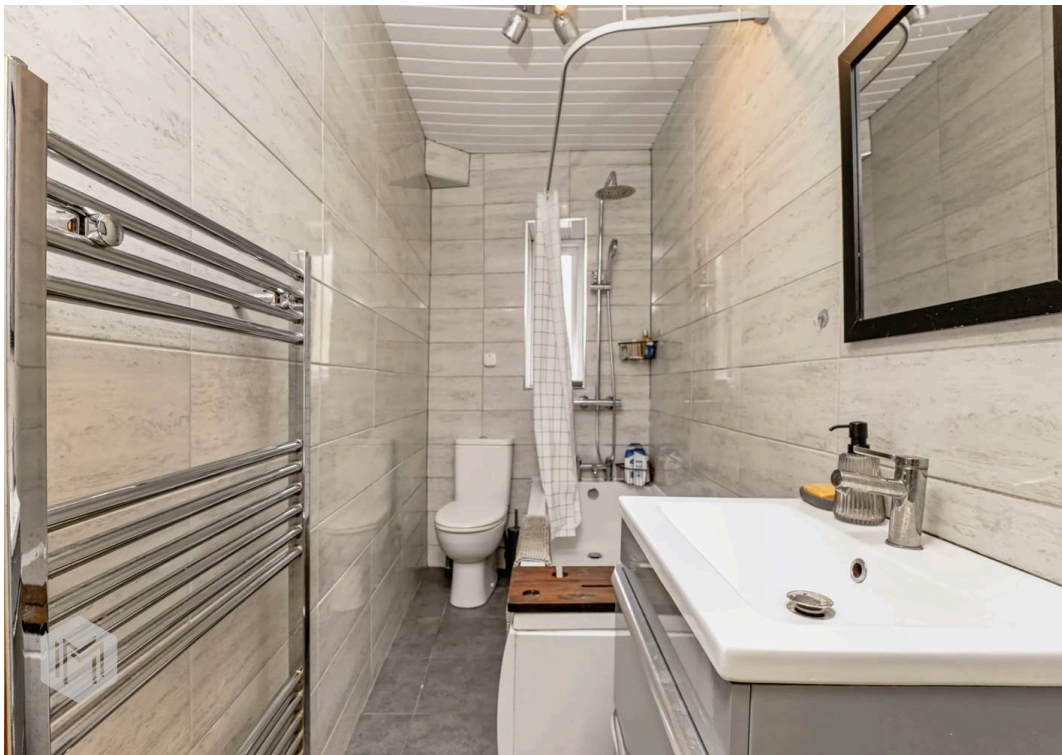
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

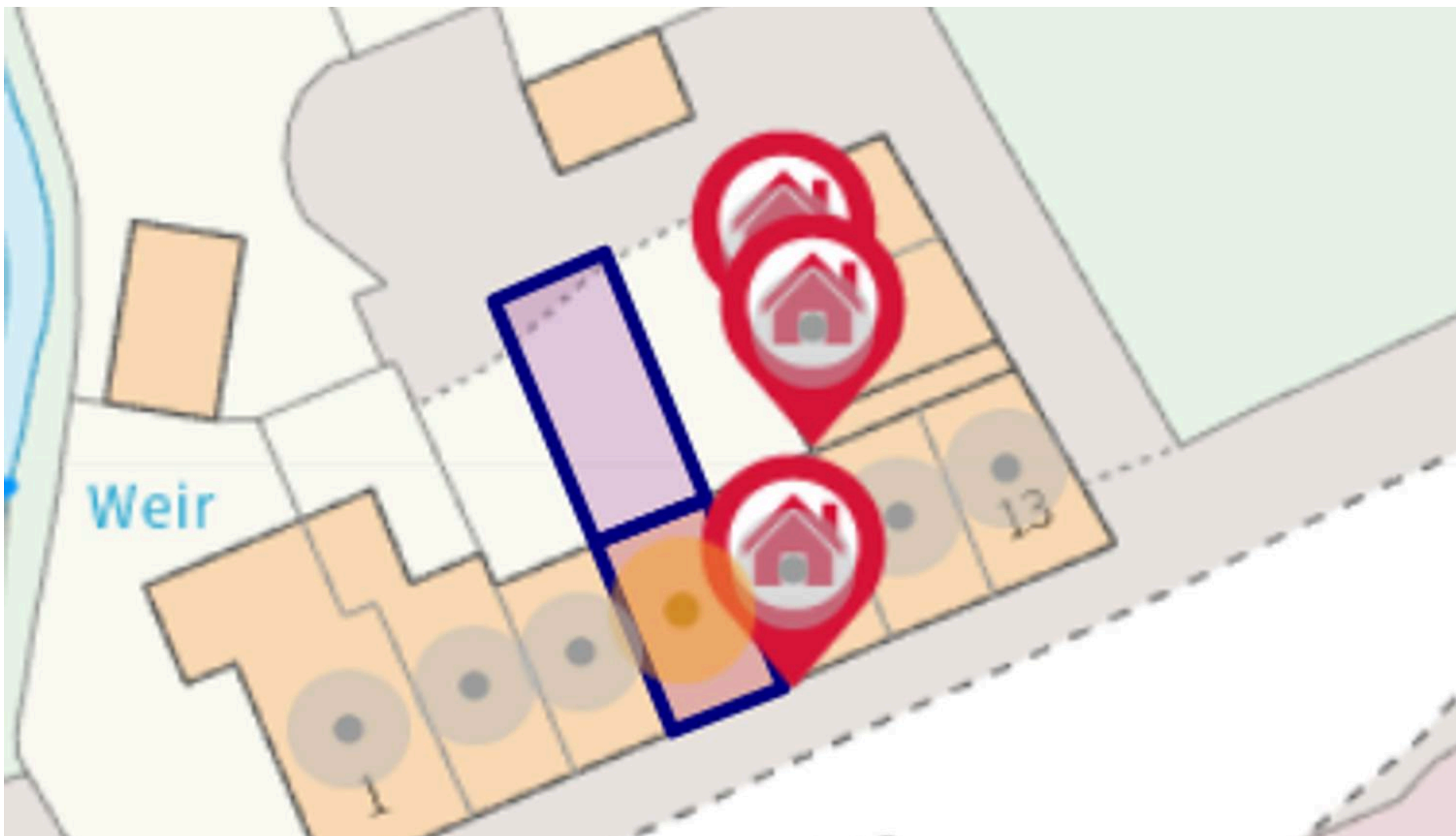
England, Scotland & Wales

Miller Metcalfe Harwood

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