



Independent Estate Agents
Cardwells
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DEVON DRIVE, AINSWORTH, BL2 5QG



- Three Bedroom Semi Detached
- Detached Garage & Driveway
- Generous Plot Size
- Two Reception Rooms
- No Onward Chain Delay
- Ideal Family Home
- Early Viewing Advised
- FREEHOLD



£280,000

BOLTON

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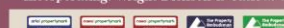
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Est. 1982

Cardwells Estate Agents are delighted to bring to market this beautifully presented and lovingly maintained three-bedroom semi-detached residence, occupying a desirable position within the ever-popular Ainsworth Village. Offering spacious and versatile accommodation, attractive gardens, generous off-road parking and a detached garage, this superb freehold property presents a wonderful opportunity for families and buyers looking to establish themselves in a highly sought-after residential location. A true credit to its current owners, the property has clearly been cherished and meticulously cared for over the years, creating a warm and welcoming home that is ready for its next chapter. With the additional advantage of no onward chain, prospective purchasers have the opportunity to secure a delightful family home without the complications of an associated property purchase. Upon entering the property, an entrance porch provides a practical and welcoming introduction, leading through to the entrance hallway, which gives access to the ground-floor accommodation. The lounge offers a comfortable and inviting space in which to relax and unwind, whilst the extended dining room provides a fantastic setting for family meals, entertaining guests and special occasions. The additional dining space is a particularly appealing feature, offering the flexibility that modern family life demands. The kitchen provides a dedicated space for everyday cooking and household activities, whilst the conservatory offers a further reception area overlooking the rear garden. This delightful addition creates a lovely connection between the home and its outdoor surroundings, providing an ideal spot to enjoy a morning coffee, sit and read, or simply appreciate the garden throughout the changing seasons. Ascending to the first floor, the property continues to offer well-proportioned accommodation, comprising three good-sized bedrooms, each providing comfortable space for family members, visiting guests or those requiring a home office. Completing the first-floor accommodation is a spacious family bathroom, featuring a desirable four-piece suite, offering both practicality and comfort for everyday family living. Externally, this wonderful home continues to impress. To the front, an attractive lawned garden enhances the property's kerb appeal, whilst a generous block-paved driveway provides ample off-road parking and leads to a detached garage, offering valuable additional parking or storage space. The rear garden is undoubtedly another highlight of this charming home. Beautifully established and featuring a generous lawn surrounded by mature planting, it offers an attractive and peaceful outdoor setting. An Indian stone patio provides the perfect space for outdoor dining, summer barbecues and entertaining family and friends, whilst the lawn offers plenty of room for children to play or for keen gardeners to enjoy. The combination of mature greenery, lawned areas and attractive paving creates an appealing outdoor environment that can be enjoyed by the whole family. Location is another of this property's many strengths. Nestled within the desirable village of Ainsworth, the property enjoys the charm and community atmosphere associated with village living, whilst remaining conveniently positioned for access to the surrounding towns of Bolton, Bury and Radcliffe. Ainsworth Village is a consistently popular residential location, appreciated for its established community, attractive surroundings and convenient access to everyday amenities. With local facilities, schools and transport connections within the wider area, the location offers an appealing balance between a quieter village lifestyle and the practicality of modern family living. For those commuting or travelling throughout Greater Manchester, the property's position provides convenient access to neighbouring towns and their wider transport networks, making it a particularly attractive prospect for a range of purchasers. Whether you are a growing family searching for a home with room to flourish, a purchaser seeking a well-maintained property in an established village setting, or simply someone looking for a home offering generous living accommodation and delightful gardens, this superb property is certainly worthy of your attention. In summary, this is a fantastic opportunity to acquire a much-loved, beautifully presented three-bedroom semi-detached freehold home, boasting extended ground-floor accommodation, a conservatory, three well-proportioned bedrooms, a four-piece family bathroom, generous driveway parking, a detached garage and attractive mature gardens to both the front and rear. Properties offering this combination of space, presentation, location and outdoor accommodation are always worthy of serious consideration, particularly when offered with the added benefit of no onward chain. Early internal viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle this lovely family home has to offer. To arrange your viewing, please contact Cardwells Estate Agents, Bury, on 0161 761 1215. Our friendly and experienced team will be delighted to assist you.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed. Door to hallway.

Hallway Stairs to first floor. Radiator. Ceiling light point. Door to lounge.

Lounge 13' 1" x 13' 1" (4.0m x 4.0m) UPVC double glazed window. Radiator. Feature fire and surround. Ceiling light point. Double doors to dining room.

Dining Room 13' 2" x 7' 7" (4.01m x 2.31m) UPVC double glazed patio doors. Radiator. Ceiling light point.

Kitchen 8' 6" x 9' 0" (2.59m x 2.75m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge and freezer. Door to a utility area.

Utility UPVC double glazed window. Built in storage cupboard. Ceiling light point. Door to conservatory.

Conservatory 6' 7" x 6' 4" (2.0m x 1.93m) UPVC double glazed throughout with door to rear garden.

First Floor Landing UPVC double glazed window. Loft access.

Bedroom 1 11' 9" x 7' 7" (3.57m x 2.30m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes

Bathroom 8' 7" x 5' 6" (2.62m x 1.68m) UPVC double glazed window. Ceiling light point. Radiator. Panelled bath, low flush wc. Vanity wash hand basin. Shower cubicle with overhead thermostatic shower.

Bedroom 2 10' 10" x 7' 3" (3.3m x 2.21m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes

Bedroom 3 7' 7" x 6' 9" (2.3m x 2.05m) UPVC double glazed window. Radiator. Ceiling light point. Fitted storage cupboard.

Externally Laid to lawn garden area with planted borders. Block paved driveway leading to further gated access to the side leading to detached garage. To the rear a beautifully landscaped laid to lawn garden with planted borders with mature plants, trees and shrubbery. Indian stone patio area.

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 C rated which is at an approximate annual cost of £2,271 (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.

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"

