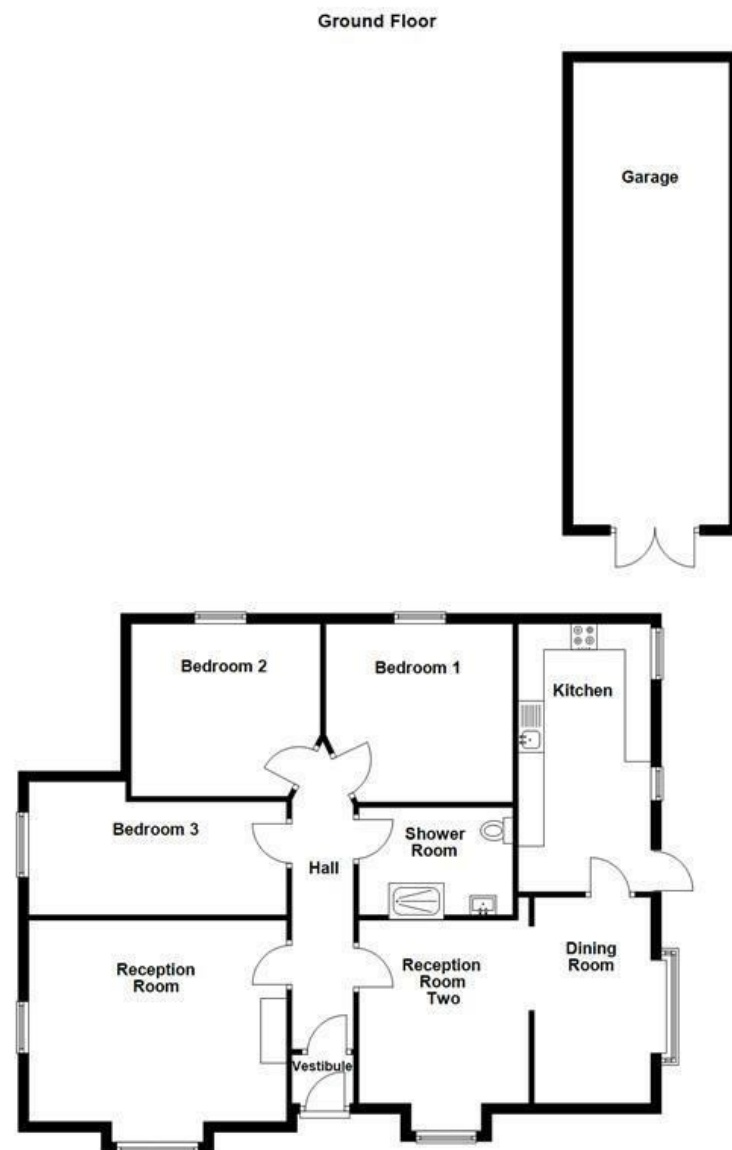




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Ainsworth Road, Bury, BL8 2SQ

£399,950

AN OUTSTANDING DETACHED TRUE BUNGALOW ON A CORNER PLOT

Nestled on Ainsworth Road in Bury, this charming three double bedroom detached bungalow offers an exceptional living experience. Set on an impressive plot, the property has been meticulously updated and presented to the highest standard, showcasing immaculate interiors and an abundance of both indoor and outdoor space.

As you approach, you will appreciate the ample gated off-road parking, ensuring convenience for you and your guests. Inside, the bungalow boasts three spacious living areas, perfect for family gatherings or quiet evenings at home. The modern fixtures and fittings, combined with neutral decorations, create a warm and inviting atmosphere, making it an ideal family home that is ready for you to move straight into.

This property serves as a complete blank canvas, allowing any growing family the opportunity to personalise and put their own unique stamp on it. The generous layout provides flexibility and comfort, catering to the needs of modern family life.

Location is key, and this bungalow does not disappoint. It is conveniently situated close to bus routes, local schools, and various amenities, ensuring that everything you need is within easy reach. Additionally, the property offers excellent network links to Manchester, Bolton, Rochdale, and major motorway connections, making commuting a breeze.

Ainsworth Road, Bury, BL8 2SQ

£399,950

 3  1  3  C

- Three Bed Detached Bungalow
 - Ideal Family Home
 - Easy Access To Major Network Links
 - EPC Rating C
- Situated On An Impressive Corner Plot
 - Abundance Of Indoor And Outdoor Space
 - Tenure Leasehold
- Gated Off Road Parking With Access To Garage
 - Close Proximity To Local Amenities
 - Council Tax Band E

Ground Floor

Entrance

Composite double glazed door to vestibule.

Vestibule

3'11 x 3'1 (1.19m x 0.94m)

Meter cupboard, picture rail and hard wood single glazed frosted door to hall.

Hall

18'2 x 3'11 (5.54m x 1.19m)

Central heating radiator, coving, oak doors to two reception rooms, three bedrooms and shower room.

Reception Room One

16'3 x 13' (4.95m x 3.96m)

Two UPVC double glazed windows, central heating radiator, coving, four feature wall lights and hard wood floor.

Bedroom One

12' x 10'11 (3.66m x 3.33m)

Central heating radiator, coving and UPVC double glazed French doors to rear.

Bedroom Two

12' x 10'11 (3.66m x 3.33m)

UPVC double glazed window, central heating radiator, fitted wardrobes and three feature wall lights.

Bedroom Three

16'4 x 7'11 (4.98m x 2.41m)

Two UPVC double glazed windows and central heating radiator.

Shower Room

9'10 x 6'10 (3.00m x 2.08m)

Central heating radiator, double direct feed rainfall walk in shower, vanity top wash basin with mixer tap, dual flush WC, PVC panel elevation, extractor fan, loft access and tiled effect lino.

Reception Room Two

13'1 x 10'10 (3.99m x 3.30m)

UPVC double glazed window, central heating radiator, coving, integrated storage, hard wood floor and door to dining room.

Dining Room

11'10 x 7'5 (3.61m x 2.26m)

UPVC double glazed box window, central heating radiator, coving, door to kitchen and hard wood floor.

Kitchen

17'5 x 6'2 (5.31m x 1.88m)

UPVC double glazed window, range of cream wall and base units, granite effect surface, tiled splash back, inset sink and mixer tap, integrated double oven, four ring gas hob, extractor hood, space for fridge freezer, integrated washing machine and dishwasher, tiled floor and composite double glazed stable door to rear.

External

Wrap around gardens with laid to lawn, paving, bedding areas, mature shrubs, block paved driveway with electric gate, access to detached garage.

Garage

29'5 x 9'11 (8.97m x 3.02m)

Power and lighting.



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