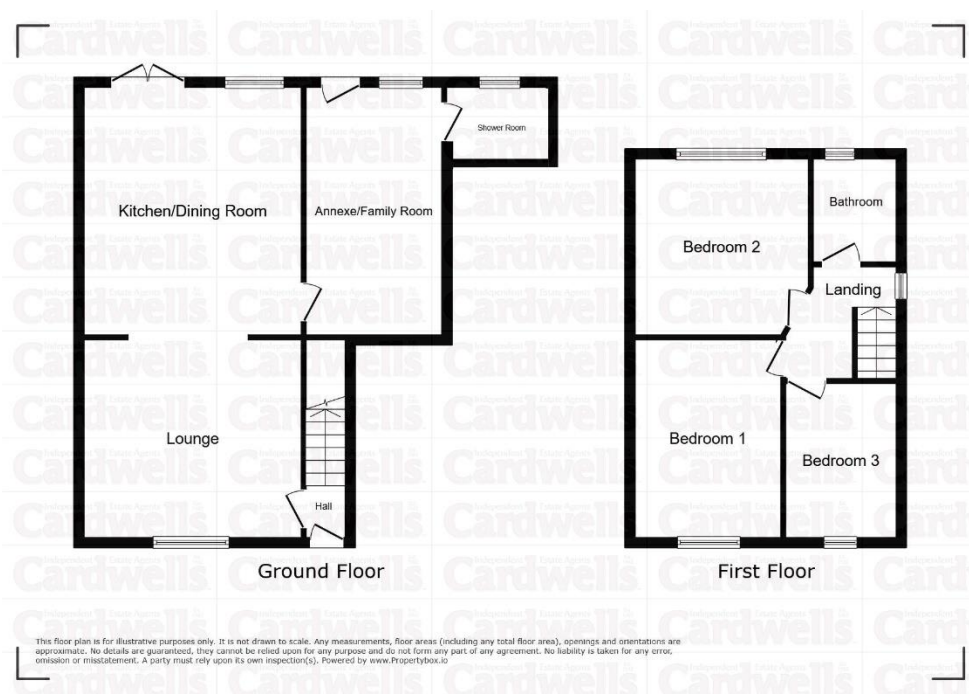




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AINSWORTH ROAD, LITTLE LEVER, BL3 1RB



- Recently decorated, extended three bed semi
- Lounge/dining kitchen
- Landing/three good bedrooms/bathroom
- Additional family room/annexe/shower rm
- Corner plot gardens/downstairs bathroom
- Close to the village/schools/amenities
- Vacant possession/no onward chain!
- Double driveway parking/storage garage



Offers in Excess of £220,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

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E: bury@cardwells.co.uk

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11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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69 Ainsworth Road is an impressive and well maintained extended three bedroom semi detached property offering generous living accommodation including a ground floor annexe with a shower room, modern upgrades, and excellent outdoor space. 69 Ainsworth Road is an impressive and well maintained extended three bedroom semi detached property offering generous living accommodation including a ground floor annexe with a shower room, modern upgrades, and excellent outdoor space. Situated in the heart of Little Lever, this home is ideal for first time buyers, families, and anyone seeking a property with both comfort and future potential. Little Lever is a thriving and friendly community with a wide range of amenities including shops, cafés, schools and leisure facilities. The property is within walking distance of Little Lever High School, local highly regarded nurseries and primary schools and outdoor pursuits including Moses Gate Country Park and peaceful canal side walks. Briefly comprising: Hall, lounge, dining kitchen, versatile additional reception room/possible fourth bedroom, home office or family room, with adjacent downstairs shower room, landing, three good bedrooms and a well appointed family bathroom suite. To the outside is double driveway parking giving access to a single storage garage and there are large corner plot gardens complete with two timber outhouse storage sheds. The vendor advises the boiler approximately 3 years old and has had recent works to the roof, fascias, guttering and ventilation system. Viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at Bolton@cardwells.co.uk. There is an online walk through video for your perusal which we would encourage you to watch prior to booking a personal inspection which comes with our highest recommendations to appreciate all this lovely family home has to offer. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Hallway: 3' 5" x 4' 9" (1.04m x 1.45m) Wall mounted radiator, enclosed staircase to the landing.

Lounge: 13' 4" x 14' 5" (4.06m x 4.39m) uPVC double glazed window, two wall mounted radiators.

Dining kitchen: 16' 5" x 11' 5" (5.00m x 3.48m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, oven, four ring gas hob with extractor above, space for white goods, sliding doors giving access to the rear garden, uPVC double glazed window, wall mounted radiator.

Extended family room/annexe: 9' 9" x 12' 0" (2.97m x 3.65m) uPVC double glazed window, wall mounted radiator, uPVC door giving access to the garden.

Downstairs shower room: 7' 3" x 6' 8" (2.21m x 2.03m) Three piece suite comprising Wc, pedestal wash basin, walk in shower cubicle, plumbed for a washing machine, wall mounted radiator, frosted uPVC double glazed window.

Landing: 7' 5" x 7' 0" (2.26m x 2.13m) uPVC double glazed window.

Bedroom 1: 13' 5" x 10' 8" (4.09m x 3.25m) uPVC double glazed window, wall mounted radiator, loft access point.

Bedroom 2: 11' 8" x 11' 6" (3.55m x 3.50m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 10' 5" x 7' 0" (3.17m x 2.13m) uPVC double glazed window, airing cupboard housing the gas combination boiler, wall mounted radiator.

Family bathroom: 6' 10" x 6' 3" (2.08m x 1.90m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower attachment, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is a block paved driveway giving access to a detached storage garage and there are large very well maintained corner plot gardens complete with two timber outhouse storage sheds.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of leasehold tenure and the annual ground rent charge is £12.00.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk

or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 Client Account are overseen and members of the property ombudsman redress scheme. All clients money is protected by the Financial Protection Fund. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Fivegate Ltd

