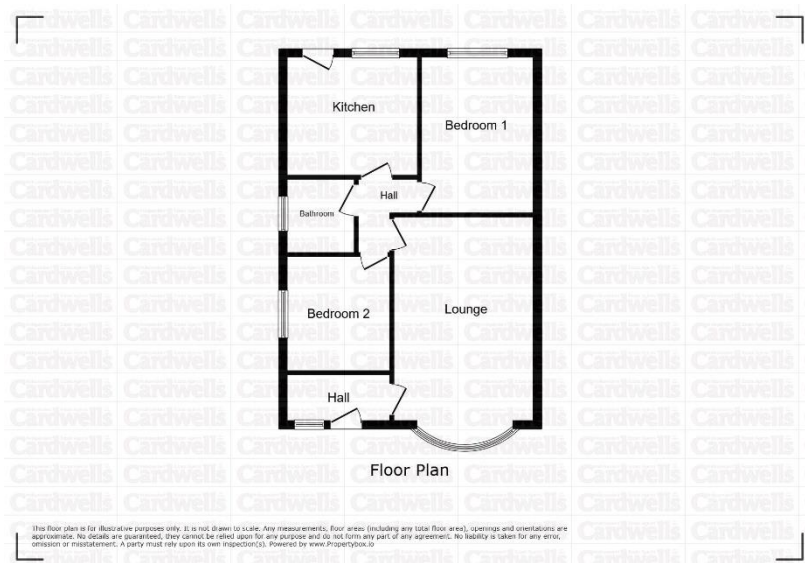




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			



AINSWORTH AVENUE, HORWICH, BL6 6NL



- No upward chain involved
- Semi detached true bungalow
- Large plot & mature gardens
- Popular & convenient location
- Close to Middlebrook retail park
- Easy reach of Horwich centre
- Generous sized driveway, garage
- Viewing recommended



Auction Guide Price £130,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved' this lovely two bedroom, semi detached true bungalow, situated in a very popular and convenient location. Property is situated on a large plot with a generous driveway providing ample parking. There are mature gardens to three sides of the property and a single garage. The property is within close proximity of Middlebrook retail park, the motorway network and Horwich town Centre. The accommodation briefly comprises, entrance hall, lounge, inner hallway, two bedrooms, a kitchen and a bathroom. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door and a matching window.

Entrance hall: Radiator.

Lounge: 16' 8" x 11' 5" (5.08m x 3.48m) uPVC double glazed bay window, front aspect, radiator below, feature marble effect fireplace, incorporating an electric fire, with a wooden mantle surround.

Inner hallway: The loft is partially floor boarded, with power and light and is access by a pulldown ladder. Doors lead to

Kitchen: 9' 8" x 10' 8" (2.94m x 3.25m) uPVC double glazed window and door, rear garden aspect, fitting wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, space for a washing machine and a fridge freezer, extractor hood.

Bedroom 1: 12' 9" x 9' 2" (3.88m x 2.79m) uPVC double glazed window rear aspect, radiator below.

Bedroom 2: 9' 4" x 8' 5" (2.84m x 2.56m) uPVC double glazed window, side aspect, fitted wardrobe.

Bathroom: 6' 0" x 5' 6" (1.83m x 1.68m) uPVC frosted double window, side aspect, white suite comprising, enclosed bath with mixed tap/shower attachment, close coupled WC, wash basin, tiling to the walls, radiator.

Outside: The property situated on a substantial plot. The driveway is accessed via a gate and leads up to the front elevation and provides generous off road parking. The front garden is landscape and it's mostly laid lawn, with Laurel hedging and mature trees. The garden continues along the side elevation leading to the rear. Rear garden There is a patio and a concrete hardstanding area. A gate and steps lead down to the larger part of the garden, which is mostly a lawn with mature tree and plant displays. The property has a single garage, which can be found at the bottom of the driveway forming part of a colony of garages. Number 74 garage is the end one on the right.

Viewings: For all viewings please contact Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 November 1965

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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.

Arranging a mortgage: Cardwells Estate Agents Bolton 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 Bolton on (01204) 381281, emailing: bolton@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, 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 Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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