



















Independent Estate Agents Est. 1982 Cardwells

Cardwells

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AINSWORTH ROAD, BURY, BL8 2RU



- Semi Detached
- Three Bedrooms
- Newly Installed Boiler
- Newly Built Garage
- Generous Rear Garden
- Driveway for Numerous Cars
- No Chanl Delay
- Extended Kitchen







Offers Over £280,000

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

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells Estate Agents in Bury are delighted to bring to the market this three-bedroom semi-detached home, occupying a generous plot and offered for sale with no onward chain delay. Whilst the property would benefit from updating, it presents a wonderful opportunity for buyers to create a home to their own tastes and requirements. With a newly fitted boiler, an extended kitchen, ample driveway parking and a detached garage, there are already several appealing features to build upon. The accommodation comprises an entrance porch and hallway, a lounge, a separate dining room and an extended kitchen. The two reception rooms provide space for both everyday living and entertaining, with the flexibility to adapt their use to suit individual needs. The extended kitchen complements the living accommodation and offers an opportunity for a buyer to introduce their preferred style and finish. Three bedrooms and a bathroom complete the accommodation, making this an appealing prospect for buyers seeking a home they can improve and personalise over time. Externally, the property enjoys a garden frontage alongside a driveway providing off-road parking for numerous vehicles and leading to the detached garage. The garage offers useful additional space for parking or storage, further enhancing the practicality of the property. A particular highlight is the generous, beautifully maintained rear garden, which provides an attractive outdoor setting with plenty of room to enjoy gardening, outdoor dining and spending time with family and friends. The overall plot size also offers potential for further extension, subject to the necessary planning permission and any other required consents, giving buyers the opportunity to explore how the home might accommodate their longer-term needs. Combining well-maintained outdoor space, generous parking and the opportunity to modernise, this property deserves an internal viewing to appreciate its existing accommodation and future potential. The additional benefit of no onward chain will appeal to buyers seeking a purchase without an onward chain above them. Early viewing is highly recommended. Please call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed door to front. Ceiling light point. Tiled floor. Stain-glass window and hardwood door to hallway.

Hallway Stairs to first floor. Radiator. Ceiling light point. Under stairs storage.

Lounge 13' 5" x 10' 10" (4.10m x 3.31m) Hardwood double glazed bay window. Radiator. Ceiling light point.

Dining Room 15' 2" x 10' 11" (4.63m x 3.32m) Hardwood double glazed window. Radiator. Ceiling light point. Feature fireplace.

Kitchen 19' 8" x 6' 3" (6.0m x 1.90m) Two hardwood double glazed windows. UPVC door to side. Radiator. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washing machine. Space for fridge and freezer. Wall mounted boiler.

First Floor Landing

Bedroom 1 13' 1" x 9' 7" (3.98m x 2.92m) Hardwood double glazed bay window. Radiator. Ceiling light point.

Bedroom 2 12' 9" x 9' 7" (3.89m x 2.92m) Hardwood double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 7' 7" x 6' 6" (2.3m x 1.98m) Hardwood double glazed window. Radiator. Ceiling light point. Raised build in bed with storage underneath.

Bathroom 6' 6" x 5' 9" (1.97m x 1.74m) Hardwood double single glazed window. Twin grip panelled bath. Pedestal wash hand basin. Ceiling light point. Radiator. Wall tiling.

Separate WC Low flush wc, single glazed hardwood window. Ceiling light point.

Externally Garden fronted with a driveway for numerous cars leading to a detached garage. To the rear a paved patio area and a supeb sized laid to lawn garden with planted borders.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , With a 999 year lease starting on 26th June 1959. 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"





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