



Camden Close

AINSWORTH



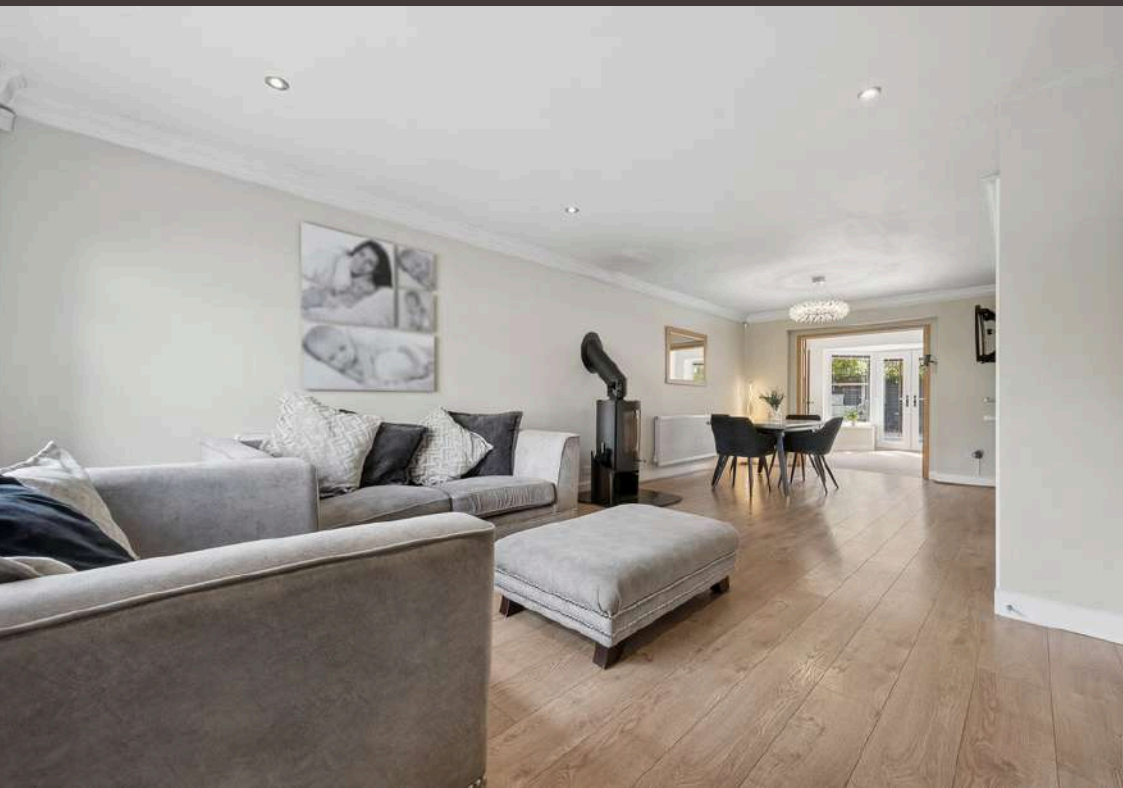


A Quiet Corner

Tucked away within a peaceful cul-de-sac, 1 Camden Close creates a wonderful sense of serenity from the moment of arrival.

The imprinted concrete driveway sweeps towards the garage, framed by mature shrubs that have settled into their surroundings over the years. It is the kind of arrival that feels calm and unhurried. A place where the pace of the day begins to slow before the front door is even opened.

Stepping through the entrance porch, natural light spills in through the glazed front door and side window, creating a bright welcome. There is space here to shrug off coats, kick away muddy boots after a countryside walk, and leave the outside world behind before moving into the heart of the home.



Designed for Gathering

Beyond a partially glazed door, the house opens into a wonderfully sociable lounge and dining room where space unfolds with ease.

Neutral tones and warm flooring create a backdrop ready for every season of life, while a contemporary media wall with an electric fire provides a stylish focal point. Yet, it is the multi-fuel stove at the centre of the room that quietly steals the show. On winter evenings, with the flames dancing and the wind rustling beyond the windows, it is easy to imagine this becoming the place where stories are shared long after dinner plates have been cleared away.

The room stretches effortlessly into the dining area, creating flexibility for family celebrations, festive gatherings or simply everyday life unfolding at its own pace. Large enough to adapt to changing needs, it is a space that feels equally suited to lively occasions and peaceful afternoons.





Versatile Spaces

Tucked discreetly behind the media wall sits an additional reception room, currently used as a playroom.

Flooded with natural light from a large front-facing window, this versatile space offers endless possibilities. A children's den today could become a home office tomorrow, a hobby room, a snug for teenagers, or perhaps a peaceful reading retreat tucked away from the busier parts of the house.

Built-in storage keeps everything neatly organised, while a convenient downstairs WC sits beyond, finished with crisp metro-style tiling and practical touches that make everyday living feel effortless.



The Heart of the Home

Double doors lead from the dining area into a kitchen / breakfast room designed for both conversation and creativity.

Light pours through the large garden-facing window, illuminating glossy cabinetry and warm oak-effect worktops that wrap around the room. At its centre sits a breakfast island, naturally becoming a place where mornings begin over coffee, children perch with homework, or guests gather while meals take shape.

The traditional range-style cooker brings character to the space, while integrated appliances and generous storage ensure practicality sits comfortably alongside style.

The island even includes a dedicated drinks cabinet, ready for celebrations, quiet evenings or spontaneous gatherings with friends. It is easy to picture fresh flowers on the worktops, sunlight catching the floor, and the gentle rhythm of daily life unfolding around the heart of the home.





A Room Full Of Sunshine

Flowing from the dining room through double doors, the sun room feels almost like a garden room nestled within the house. Windows wrap around the space, inviting daylight to dance across the floor from morning until evening. With doors opening directly onto the patio, there is a seamless connection between indoors and out.



Rest & Retreat

The staircase rises from the centre of the home, softened by grey carpeting and brightened by a window halfway up. Exposed brickwork wallpaper adds warmth and character, while white spindles allow light to travel freely throughout the landing.

At the top of the landing, bedroom two enjoys views towards the front of the property and the quiet cul-de-sac beyond.

Generously proportioned, it offers ample space for a large double bed and additional furniture, making it an ideal guest room or growing teenager's retreat.

Bedroom four sits nearby, filled with natural light from a large front-facing window. With neutral decoration and flexible proportions, it is a room ready to become whatever is needed most: a bedroom, study, dressing room, or somewhere to simply close the door and enjoy a little peace.

Bedroom three is currently dressed as a nursery, complete with charming safari-inspired wallpaper and panelling, though its proportions comfortably allow it to evolve into a double bedroom, hobby room, or creative space as life changes around it.



Principal Peace

The principal bedroom occupies a peaceful position overlooking the rear garden. Generous proportions allow space for a super king bed alongside extensive wardrobe storage, while twin windows frame leafy views beyond. The adjoining en-suite has a distinctly boutique feel, with oversized grey tiles, striking black feature panels and a spacious walk-in shower creating a relaxing retreat at the beginning and end of each day.





Time To Unwind

Serving the three additional bedrooms is a beautifully appointed family bathroom where oversized grey tiles, a freestanding bath and a spacious walk-in shower create a relaxing space to begin and end the day. Natural light filters through the frosted window while contemporary fittings and a backlit mirror add a touch of luxury to everyday routines.

Garden Oasis

Stepping outside from the sunroom, the garden unfolds as a series of inviting spaces designed to be enjoyed throughout the seasons.

The generous patio provides room for summer barbecues, evening drinks beneath the stars, or a future hot tub tucked into its own private corner. There is plenty of space for outdoor dining, where conversations can drift long into warm evenings.

A neatly enclosed artificial lawn sits beyond, framed by a charming white picket fence that creates a wonderful space for children to play, pets to roam or simply to enjoy a little greenery without the maintenance.

It is easy to imagine spring mornings filled with birdsong, summer afternoons stretching lazily across the lawn, and crisp autumn evenings gathered around a firepit under a darkening sky.





Out & About

Positioned on a peaceful cul-de-sac in the heart of Ainsworth, Camden Close offers a wonderful blend of village charm, family living and countryside tranquillity. Surrounded by green spaces yet perfectly connected to nearby Bury, Bolton and Manchester, it's a location that provides the ideal balance between a relaxed pace of life and everyday convenience.

Families are particularly well catered for, with an excellent selection of schools nearby. Christ Church Ainsworth Primary School is just a short walk away, while Lowercroft Primary School, Greenhill Primary School, Chantlers Primary School and Guardian Angels RC Primary School are all within easy reach. Secondary education is equally well served, with The Elton High School and Tottington High School both close by, alongside independent options including Bury Grammar School.

Outdoor living is one of Ainsworth's greatest attractions. Explore the peaceful woodland trails of Ainsworth Woods, wander around the picturesque Whitehead Lodges, or enjoy longer countryside walks towards Affetside and Elton. For those who enjoy an active lifestyle, Elton Sailing Club on Elton Reservoir offers a unique local pastime, while Harwood Golf Club, Breightmet Golf Club, The Stables Country Club and Elton Vale Sports Club provide excellent sporting and leisure facilities.

The village enjoys a fantastic sense of community, with everyday essentials all within easy reach. Mile Lane is home to a Co-op, health centre, chemist, Post Office, butcher, dry cleaners and hairdressers, making day-to-day living refreshingly straightforward. Nearby Bury town centre expands the offering further with its famous market, shopping centre, cafés and entertainment.

Food lovers are spoilt for choice. Casalingo is a much-loved local restaurant, serving authentic Italian cuisine and enjoying an excellent reputation throughout the area. Traditional village pubs including The Duke William Inn, The Rose & Crown and The Black Bull provide welcoming atmospheres, hearty menus and cosy spaces to meet family and friends, while the nearby Duke William Crown Green Bowling Club remains a thriving social hub at the heart of the community.

Commuters are equally well positioned, with excellent access to the M66 motorway network and regular bus services linking Ainsworth with Bury, Bolton and Manchester. From Bury, the Metrolink provides direct access into the city centre, making both work and leisure travel simple.

Combining leafy surroundings, excellent local amenities and a genuine village atmosphere, Camden Close offers a lifestyle centred around community, countryside and convenience.

Whether you're exploring woodland walks, enjoying a meal with friends or simply relaxing at home, this is a place where family life flourishes and neighbours soon become friends.

The Finer Details

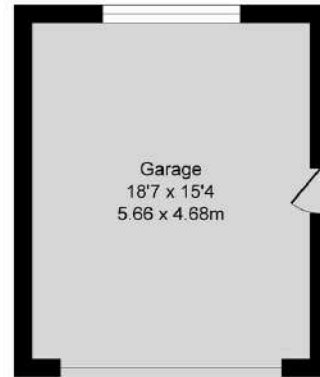
- Stunning Four Bedroom Detached Home
- Large, Light-Filled Open Plan Lounge /Dining Room with Focal Log Burner
- Versatile Reception Spaces Including a Play Room / Home Office and Sun Room Overlooking the Garden
- Generous Principal Bedroom with Modern Ensuite
- South Facing Low Maintenance Garden with Patio and Pleached Trees for Added Privacy
- Garage & Driveway Parking for Five Cars
- Bury Council Tax Band D
- Leasehold 950 Years Remaining
- Ground Rent £20 per Annum

Total Approx. Floor Area 1832 Sq.ft. (170.2 Sq.M.)

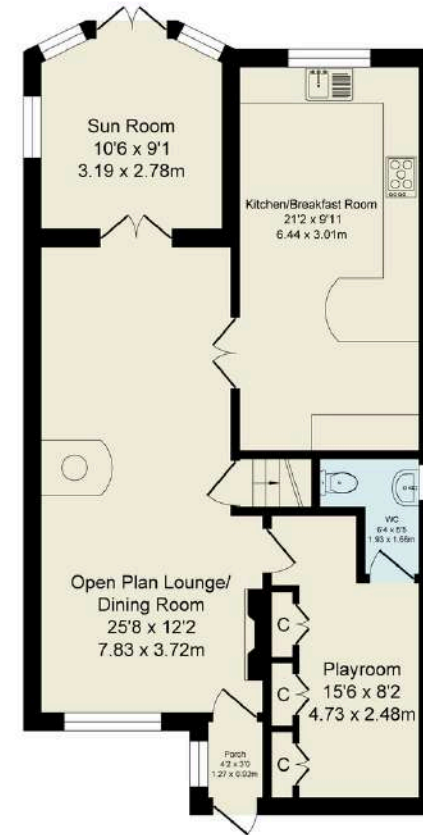
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



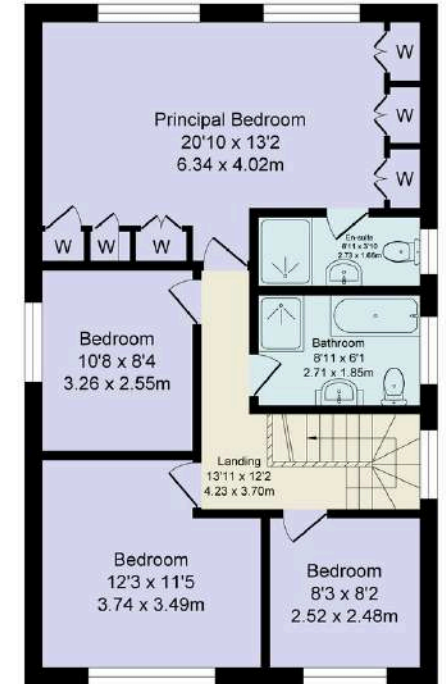
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Garage
Approx. Floor Area 284 Sq.Ft (26.4 Sq.M.)



Ground Floor
Approx. Floor Area 807 Sq.Ft (75.0 Sq.M.)



First Floor
Approx. Floor Area 741 Sq.Ft (68.8 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Camden Close,
Call 01204 773556 or email sales@wainwrightshomes.com