



**ASHINGTON DRIVE, BURY, BL8 2TS**



- Detached Bungalow
- Three Bedrooms
- Modern Bathroom
- Integral Garage
- Generous Driveway
- Large Rear Garden
- No Onward Chain Delay
- Early Viewing Advised



**£400,000**

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

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

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

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 are pleased to bring to market this well maintained three bedroom detached bungalow! Offered with no onward chain delay this well proportioned bungalow is located off Ainsworth Road and is situated to local amenities, transport links and just a short drive to Bury Town Centre. Comprising; entrance porch, hallway, lounge, open plan dining kitchen, three bedrooms and a bathroom. Externally this property boasts a generous driveway to the front, leading to an integral garage with up and over door. To the rear a great sized garden with patio area, with the potential to extend subject to planning! Please note, this property does have a short lease and our client is in the process of purchasing the freehold tenure.. 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

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 7' 10" x 7' 10" (2.4m x 2.4m) UPVC double glazed window to side aspect. Door to integral garage.

**Hallway** Radiator, ceiling light point.

**Lounge** 15' 1" x 11' 9" (4.6m x 3.57m) UPVC double glazed window to front aspect. Two radiators. Ceiling light point. Three Wall light points. Feature gas fire.

**Kitchen/Diner** 19' 4" x 9' 6" (5.9m x 2.9m) UPVC double glazed window and door to rear aspect. UPVC double glazed window to side aspect. Radiator. Ceiling light point. Spot lighting. A range of wall and base units with stainless steel sink and drainer. Integrated fridge and freezer. Integrated dishwasher. Space for cooker.

**Bathroom** 8' 7" x 5' 7" (2.61m x 1.70m) Two UPVC double glazed windows to side aspect. Twin grip panelled bath. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Chrome effect towel radiator. Floor and wall tiling. Spot lighting.

**Bedroom 1** 13' 6" x 8' 11" (4.11m x 2.71m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 10' 8" x 9' 10" (3.26m x 2.99m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 3** 9' 7" x 8' 5" (2.92m x 2.56m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Integral Garage** 17' 4" x 10' 8" (5.29m x 3.25m) Power and lighting. Up and over door.

**Externally** Block paved driveway for numerous cars to the front with laid to lawn garden. To the rear a paved patio area to the side and rear with a laid to lawn garden stepped with mature shrubbery. Freestanding shed.

**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** To be confirmed

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,555 (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

**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"

