Ainsworth Road,

Price £50,000

Reeds Rains

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The Property Ombudsman

Ainsworth Road, Bury, Lancashire

Price £50,000

View! Bid! Buy! For sale by Conditional Auction at The Village Urban Resort, Bury on Thursday 15th December. Registration from 6.30pm auction commences at 7pm. Reservation fee applies For sale by Modern Method of Auction; Starting Bid Price £50,000 plus Reservation Fee. This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer s solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd Reeds Rains are delighted to bring to the market this 2 bedroom mid terraced home. Conveniently situated in Bury with all its excellent schools and motorway links this delightful property briefly comprises of entrance vestibule leading into well proportioned lounge with open plan staircase, fully fitted kitchen to the rear and to the first first floor there are 2 well proportioned bedrooms and a family bathroom. The property benefits from full UPVC double glazing and is warmed by gas central heating. Externally to the rear of the property there is a private yard / garden, south facing with borders containing shrubs, plants and trees. NO CHAIN / EPC RATING D This property is for sale by the North West Property Auction powered by iam-sold Ltd

GROUND FLOOR

VESTIBULE

Double glazed front door, decorative glazed insert and fan light.

LOUNGE AREA

5.21m x 4.29m (max into recess) (17'1" x 14'1" (max into recess))

A well proportioned lounge with ample light from the UPVC double glazed window to the front elevation, wall mounted gas fire with fire surround, ceiling light point, central heating radiator, ample power points and staircase leading to first floor.

KITCHEN AREA

4.27m x 2.36m (14'0" x 7'9")

With an ample range of base cabinets, contrasting work surfaces, stainless steel sink and drainer with chrome mixer tap, plumbing in place for automatic washing machine and dryer, four burner gas cooker, fridge freezer, wall mounted Worcester combination central heating boiler, UPVC double glazed window to rear overlooking the private rear garden, neutral decor, contrasting vinyl flooring, two ceiling light points, composite double glazed door leading out into the private rear garden.

FIRST FLOOR

LANDING

4.29m x 1.70m (14'1" x 5'7")

Ceiling light point, loft access, central heating radiator and power point.

BEDROOM ONE

4.34m (max into recess) x 3.40m (14'3" (max into recess) x 11'2")
Double bedroom with a range of inbuilt wardrobes, UPVC double glazed window to front, ceiling light point, central heating radiator and power point.

BEDROOM TWO

3.00m (max into wardrobes) x 2.36m (9'10" (max into wardrobes) x 7'9")
A well proportioned second bedroom, UPVC double glazed window to rear, ceiling light point, central heating radiator and power point.

BATHROOM

3.30m x 1.22m (10'10" x 4'0")
A three piece suite comprising of low level WC with button flush, paneled bath with chrome taps and over bath electric shower, inset hand wash basin with chrome taps, UPVC double glazed window to rear and ceiling light point.

EXTERNAL

Externally to the rear of the property there is a private yard / garden, south facing with borders containing shrubs, plants and trees.

NEARBY SCHOOLS

Elton Community Primary School / Chantlers Primary School / St Stephen's Church of England Primary School / Woodbank Primary School / The Derby High School / Bury Church of England High School / St Gabriel's Rc High School / Bury Grammar School

TRAVEL

Bury	0.8 Miles /
Bolton	6.0 Miles /
Manchester	9.2 Miles

For full EPC please contact the branch

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.