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AINSWORTH ROAD, BURY, BL8 2RX



- Victorian Semi Detached Home
- Four Good Sized Bedrooms
- Two Large Reception Rooms
- No Onward Chain
- In Need of Modernisation
- Kitchen & Utility Room
- Twin Garages
- Gardens to Front & Rear



OIRO £285,000

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Offered for sale with NO ONWARD CHAIN and in need of modernisation is this superb semi detached family home, located within a short drive of Bury town centre. The property will make a fantastic family home, has an approximate floor area of 1.851 Sq Ft. and is Council Tax band C. Internally the property has superb sized rooms and you enter via a stunning hallway, packed with many period features with access to a cloakroom/wc. The two reception rooms are both fantastic sizes with the lounge having a double glazed bay window to the front and the dining room having a double glazed window to the side, both letting in lots of natural light. The kitchen is also a good size and has been previously been used as more of a breakfast room with the oven base within the utility room. To the first floor there is a wonderful landing with large feature double glazed leaded window to the side which bathes the landing with plenty of natural light. All four bedrooms are great sized, three of which are double with a single bedroom which has previously been used as a study. In addition to the bedrooms there is a four piece bathroom suite incorporating a wc, pedestal sink, panelled bath and a bidet. Externally there is a lawned garden with mature shrubs and borders with a path that leads down the side of the property. At the rear of the property there is a low maintenance garden with a couple of brick storage sheds and access to the twin garage at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stunning entrance hallway with double glazed bay window to the side, original coving to the ceiling, radiator, storage cupboards.

Guest WC Handily, situated under the stairs with a WC, wash hand, basin, window to the side.

Lounge 13' 8" x 13' 5" (4.17m x 4.08m) Large lounge with double glazed bay window to the front, original coving to the ceiling, radiator, gas fire and surround.

Dining Room 13' 10" x 13' 7" (4.21m x 4.13m) Spacious dining room, double glazed bay window to the side, original coving to the ceiling, ceiling, light, point, wall, lamps, radiator, gas fire and feature surround.

Kitchen 8' 11" x 6' 1" (2.71m x 1.85m) Ceiling light point, double glazed window to the rear, wall and base units with space for a dishwasher, fridge, freezer, storage cupboards, radiator.

Utility room 8' 11" x 6' 1" (2.71m x 1.85m) Ceiling light point, fitted base units with stainless steel sink with mixer tap and drainer, space for an electric cooker, washing machine.

Rear Porch Single glazed door leading to the rear garden.

First Floor Landing Ceiling, light points, large picture window to the side, loft access.

Bedroom 1 13' 6" x 13' 4" (4.12m x 4.07m) Large double bedroom with ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2 13' 10" x 13' 5" (4.22m x 4.09m) Spacious double bedroom with ceiling, light, points, double glazed window to the side, radiator, fitted wardrobes.

Bedroom 3 12' 1" x 8' 2" (3.69m x 2.50m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Bedroom 4 8' 10" x 5' 11" (2.69m x 1.81m) Previously used as a study with ceiling light point, double glazed window to the rear, radiator.

Bathroom 12' 6" x 5' 7" (3.82m x 1.70m) Four piece bathroom suite, incorporating a WC, pedestal sink, bidet, panel bath with electric shower over, storage cupboard, tiled walls and radiator.

Externally To the front of the property there is a lawned garden with mature shrubs and borders with a path that leads down the side of the property. At the rear of the property there is a low maintenance garden with a couple of brick storage sheds and access to the twin garage at the rear.

Price OIRO £285,000

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, enjoying the remainder of the 999 year term which started on 30th October 1907 meaning that there are 882 years remaining. Our clients advise us that leasehold charge is £10.00 per annum. 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 £1,842 (at the time of writing).

