

BRADLEY FOLD ROAD, AINSWORTH, BL2 5QP



- Two Bedrooms
- Modern Fitted Kitchen
- Open Aspect to Rear
- Ainsworth Village
- Close to Local Amenities
- Ideal First Time Buy
- Great Sized Rear Garden
- Viewing Highly Recommended



O/O £200,000

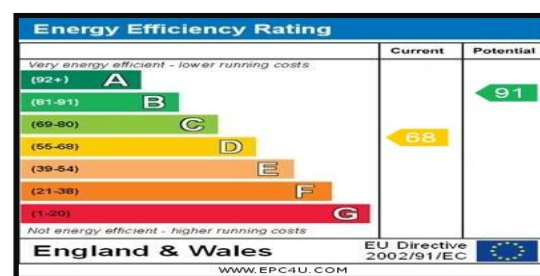
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to market this beautiful two-bedroom cottage in Ainsworth Village. Perfectly situated with easy access routes to Bury, Bolton and Radcliffe this property is ideally situated to offer village living but close to all the local amenities. A well-presented two bedroom cottage set back from Bradley Fold Road, offering a private and semi-rural position this fantastic home comprises of; Lounge, Modern Fitted Kitchen, Two Bedrooms and a Bathroom. Externally this property boasts a great sized rear landscaped garden with open aspects and fantastic views from the master bedroom! Offsite to the front there is a parking space owned by a neighbour, to which our vendor has a parking space. Please be aware that this is not included in the sale of the property and our client has a mutual agreement in place. This charming cottage is ideal for someone who is looking to put their own stamp on a traditional cottage. 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:

Lounge 12' 6" x 12' 6" (3.81m x 3.81m) uPVC double glazed window to front elevation. Radiator. Tiled flooring. Spotlighting.

Kitchen 10' 6" x 10' 2" (3.20m x 3.10m) A range of modern high gloss wall and base units with breakfast bar and feature lighting. Sink and drainer. Inset electric hob, oven, and extractor hood. Microwave. Plumbed for washer. uPVC patio doors to rear aspect. Tiled flooring. Radiator. Spotlighting. Stairs to first floor.

First Floor Landing

Master Bedroom 12' 2" x 8' 2" (3.71m x 2.49m) Two uPVC double glazed windows to front aspect. Ceiling light point.

Bedroom 2 12' 2" x 8' 10" (3.71m x 2.69m) uPVC double glazed window to rear aspect. Radiator. Wall mounted boiler. Ceiling light point.

Bathroom Three piece suite comprising panelled bath with shower screen and overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiled. Spotlighting.

Externally To the front is a cobbled entrance and to the rear a landscaped garden and patio area with open aspects. There is a parking space off site owned by a neighbour, to which our vendor has a parking space. Please be aware that this is not included in the sale of the property and our client has a mutual agreement in place.

Price O/O £200,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 £2,034 (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"

