



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
EU Directive 2002/91/EC			
www.epc4u.com			



- Detached family Home
- Three/Four bedrooms
- Open Aspect Views to the Rear
- Ainsworth Village Location
- Driveway for Multiple Cares
- Immaculately Presented
- NO ONWARD CHAIN
- FREEHOLD



**£495,000**

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Offered with no onward chain! Cardwells estate agents are delighted to bring to market this stunning and unique extended detached family home. Situated in a highly regarded residential area of Ainsworth village and within walking distance of local amenities, local schools, nearby countryside and within easy reach of both Bury and Bolton. This property boasts stunning open views to the rear and occupies a generous plot tucked away off Bury Old Road and comprises of; entrance hallway, lounge, downstairs bedroom, dining room/ bedroom 4, sun room, breakfast kitchen and a downstairs bathroom to the ground floor. To the first floor there are a further two bedrooms with a family bathroom. Externally this property boasts a large driveway for multiple cars with a landscaped rear garden with incredible open aspect views! Internal inspection of this property is highly advised as it is in move in condition and truly unique home! 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:**

**Hall** Radiator. Ceiling light point. Understairs storage. UPVC double glazed window to front aspect.

**Lounge** 16' 10" x 12' 6" (5.13m x 3.81m) uPVC double glazed window to front aspect. Radiator. Feature fire and surround. Two wall lights. Ceiling light point.

**Kitchen/Diner** 18' 9" x 12' 3" (5.71m x 3.73m) A range of wall and base units with two sinks and drainer. Gas hob, double electric oven, extractor hood, integrated fridge and freezer and dishwasher. Plumbed for washer. Space for dryer. uPVC double glazed window to rear and side aspect.. Door to side aspect. Two velux windows. Spotlighting.

**G/F Bathroom** Three piece suite comprising panelled bath, wash hand Basin and low level wc. Partially wall tiled. Tiled flooring. UPVC double glazed window to rear aspect. Chrome effect towel radiator. Spotlighting.

**Bedroom 3** 11' 3" x 10' 0" (3.43m x 3.05m) uPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Dining Room/Bed 4** 11' 6" x 11' 3" (3.50m x 3.43m) Patio doors to sun room. Radiator. Ceiling light point.

**Sun Room** uPVC double glazed with door to side. Radiator. Spotlighting. Wood burning stove.

**Bedroom 1** 26' 1" x 12' 6" (7.94m x 3.81m) uPVC double glazed window to front and rear aspect L. Two radiators. Fitted wardrobes and drawers. Spotlighting.

**Upstairs Bathroom** uPVC double glazed window to rear aspect. Wash hand basin. Low flush wc. Shower cubicle with over head rainfall shower. Chrome effect towel radiator. Wall tiled. Spotlighting.

**Bedroom 2** 12' 4" x 11' 2" (3.76m x 3.40m) uPVC double glazed window to rear aspect. Radiator. Fitted wardrobes. Spotlighting. Eaves storage.

**Externally** Large patterned imprinted driveway for numerous cars to the front with laid to lawn garden. To the side and rear a patterned imprinted path and patio with landscaped rear garden with open aspect views.

**Price** £495,000

**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.

**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

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,797 (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

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