



Independent Estate Agents Est. 1982
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NEWQUAY AVENUE, AINSWORTH, BL2 5QQ



- Semi Detached True Bungalow
- No Onward Chain Delay
- Quiet Cul-de-sac Position
- Spacious Accommodation
- Two Bedrooms
- Lounge & Breakfast Kitchen
- Close to Excellent Amenities
- Driveway & Garage



Offers in the Region Of £195,000

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

BURY
 14 Market St, Bury, BL9 0AJ
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 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain' involved, this two bedroom semi-detached true bungalow, situated in a very popular and convenient location within Ainsworth village. The property is in a quiet cul-de-sac location, close to good amenities and transport links. Ainsworth has an array of local shops, restaurants and green spaces, close by. Harwood village is also within easy reach, along with Bury and Bolton town centres. The accommodation briefly comprises Entrance hall, lounge, kitchen breakfast room, two double bedrooms and a bathroom. Outside there are gardens to the front and rear along with a paved driveway which leads to a single detached garage. The property also benefits from UPVC double glazing and gas central heating. 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:

uPVC double glazed door with a matching window aside.

Entrance Hall Radiator, coving to the ceiling, access to the loft, doors lead to,

Lounge 19' 1" x 10' 7" (5.81m x 3.22m) UPVC double glazed window rear garden aspect, radiator below, feature fireplace, coving to the ceiling.

Kitchen/Breakfast Room 10' 6" x 10' 0" (3.20m x 3.05m) UPVC double glazed window, side aspect, UPVC double glazed door garden aspect, fitted wall and base units with complementary worktop surfaces and breakfast bar, built in oven and grill, 4 ring gas burner hob, concealed extractor hood above, stainless steel sink unit with mixer tap, tiled floor, radiator, inset spotlights to the ceiling.

Bedroom 1 13' 5" x 10' 6" (4.09m x 3.20m) UPVC double glazed window front aspect, radiator below, coving to the ceiling, inset spotlights to the ceiling.

Bedroom 2 10' 0" x 10' 0" (3.05m x 3.05m) UPVC double glazed window front aspect, radiator below, coving to the ceiling.

Bathroom 6' 4" x 5' 8" (1.93m x 1.73m) UPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, radiator, heated towel rail extractor fan.

Externally To the front there is a laid to lawn garden and a paved driveway which provides ample off-street parking. The driveway leads along the side elevation to a single detached garage with twin opening doors. The rear garden is in two parts, with a raised wooden decked patio and a gravelled area.

Price £195,000

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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 24th August 1962, meaning that there are 935 years remaining. Our clients advise us that leasehold charge is £8.00 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 £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.

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"

