

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ainsworth Road, Bury, BL8 2LU

£425,000

A STUNNING FOUR BEDROOM FAMILY HOME IN BURY

Nestled in the heart of Bury, at Ainsworth Road, this absolutely stunning four-bedroom semi-detached house is a true gem for growing families. The property boasts an inviting and spacious layout, featuring two well-appointed reception rooms that provide ample space for relaxation and entertainment.

The heart of the home is undoubtedly the gorgeous kitchen/diner, which is designed to be both functional and stylish, making it perfect for family meals and gatherings. The unique and quirky décor throughout the house adds a charming character, ensuring that each room feels warm and welcoming.

With three modern bathrooms, this property offers convenience and comfort for all family members. The outdoor space is equally impressive, featuring a lovely garden complete with a delightful summer house, ideal for enjoying sunny days or hosting outdoor gatherings.

This home is not just a place to live; it is a sanctuary that caters to the needs of a growing family, providing both space and style in a desirable location. Do not miss the opportunity to make this stunning property your own.

Some photos have been digitally altered with furniture for illustrative purposes.

# Ainsworth Road, Bury, BL8 2LU

£425,000



- Stunning Extended Family Home
- Four Bedrooms
- Ample Off Road Parking & Within Walking Distance to Shops
- EPC Rating TBC

- Two Reception Rooms & Three Bathrooms
- Large Low Maintenance Garden
- Tenure Freehold

- Feature Kitchen/Dining/Living Room
- Ideal for Growing Families
- Council Tax Band C

## Ground Floor

### Entrance

Composite front door leading to porch.

### Porch

6'3 x 3'8 (1.91m x 1.12m)

UPVC double glazed window, central heating radiator, spotlights, hardwood door leading to hallway, tiled flooring.

### Hallway

15'6 x 5'10 (4.72m x 1.78m)

Central heating radiator, smoke alarm, spotlights, hardwood doors leading to reception room one and WC. stairs to first floor and engineered hardwood flooring.

### Reception Room One

14'4 x 11'5 (4.37m x 3.48m )

UPVC double glazed window, central heating radiator, gas fire with granite hearth, tiled surround and wooden mantle, double doors to reception room two/kitchen diner.

### Reception Room Two/ Kitchen Diner

23'6 x 16'9 (7.16m x 5.11m)

UPVC double glazed window, Velux window, central heating radiator, upright radiator x3, plinth heater, a range of of glossed wall and base units. Hardwood work surfaces, stainless steel one and half sink with mixer tap and draining board, tiled splash back, 6 ring range cooker, extractor fan, integrated dishwasher, spotlights, exposed brick elevations, bi-folding doors to rear garden, stable door to rear garden, engineered hardwood flooring.

### Utility Room

8'11 x 5'7 (2.72m x 1.70m)

Spotlights, a range of panelled wall and base units, hardwood surface, plumbing for dryer & washing machine, dog cleaning area with direct feed shower with rinse head, partial tiled splashback, exposed brick elevation, hardwood door to kitchen diner, hardwood door to garage.

### WC

5'10 x 5'2 (1.78m x 1.57m)

Towel rail, two piece bathroom suite, dual flush w/c, vanity top basin with mixer tap, spotlights, tiled elevations and tiled flooring.

## Garage

16'4 x 6'3 (4.98m x 1.91m)

Velux window, spotlights, a range of glossed wall and base units, UPVC door leading to driveway.

## First Floor

### Landing

10'8 x 10'3 (3.25m x 3.12m)

Central heating radiator, loft access, smoke alarm, spotlights, hardwood doors leading to - bedroom one, bedroom two, bedroom three, bedroom four and bathroom, stairs to ground floor.

### Bedroom One

14'7 x 12'1 (4.45m x 3.68m)

UPVC double glazed window, central heating radiator and hardwood door leading to en-suite.

### En-Suite

7'9 x 5'6 (2.36m x 1.68m)

UPVC double glazed window, towel rail, three piece bathroom suite, dual flush WC, vanity basin, shower enclosure with direct feed shower with rainfall head and separate rinse head, spotlights, light up mirror, cladded elevations, tiled flooring.

### Bedroom Two

12'1 x 10 (3.68m x 3.05m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

12'1 x 7'2 (3.68m x 2.18m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

16'8x6'4 (5.08mx1.93m)

UPVC double glazed window, central heating radiator, vaulted ceiling

### Bathroom

6'8 x 6'2 (2.03m x 1.88m)

Towel rail, four piece bathroom suite, low level WC with push flush, vanity basin, panel bath with traditional tap, shower enclosure with direct feed shower overhead rainfall head and additional rinse head, spotlights, extractor fan, tiled elevations, tiled flooring.

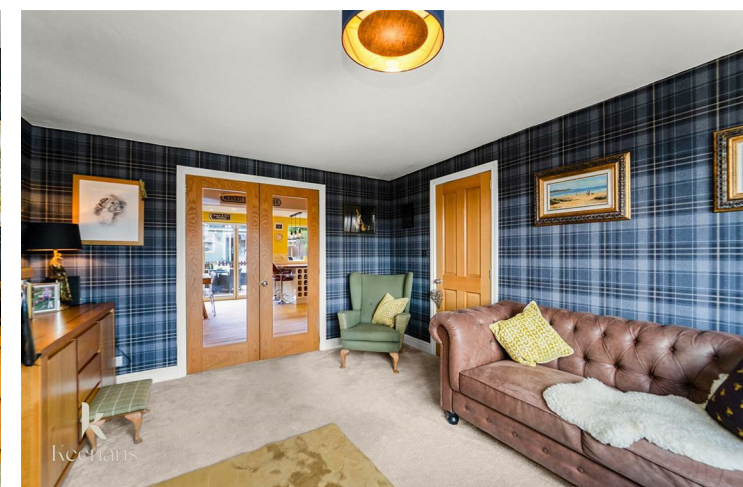
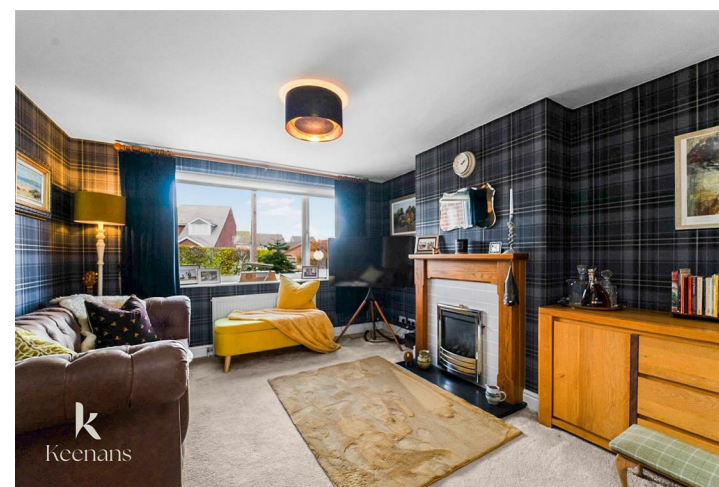
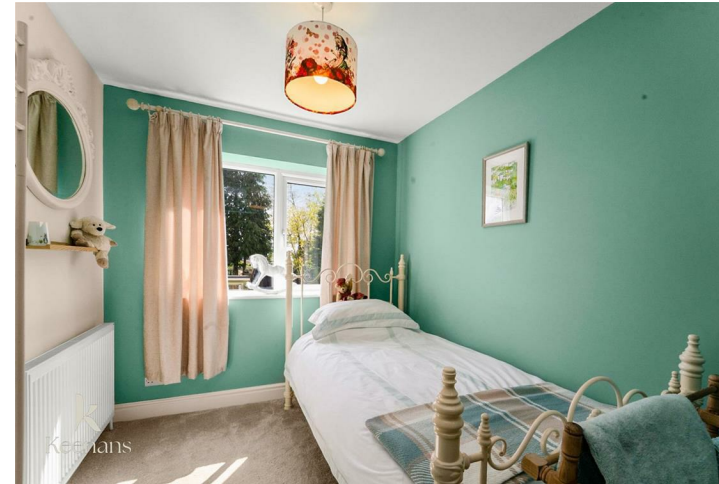
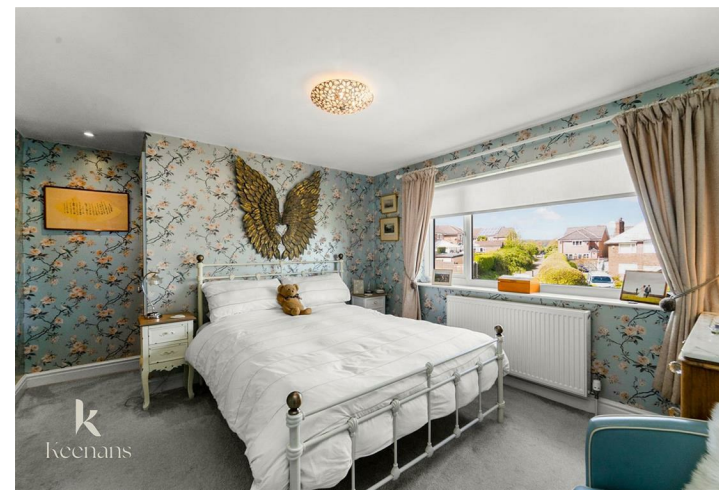
## External

## Front

Fully flagged grey paved driveway for off road parking and bedding areas.

## Rear

Enclosed laid to lawn garden, paved patio, timber shed, summer house with wood burner, bedding areas with mature shrubs and small kitchen area.



Tel: 01617510340

www.keenans-estateagents.co.uk