



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

Bury Old Road, Ainsworth, BL2 5SD

Offers Over £210,000

AN EXCEPTIONAL MID TERRACED PROPERTY WITH ADDED GARDEN - SOLD WITH NO ONWARD CHAIN

Having been presented and updated to the highest standard throughout with immaculate presentation, enviable garden space to the front and the rear, neutral decorations and no chain delay, this outstanding two double bedroom mid terraced property is being proudly welcomed to the market in the desirable village of Ainsworth. With two living areas, modern fixtures and fittings stunning countryside views and situated within the most convenient location, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bolton, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms. The second reception room guides you through to a contemporary fitted kitchen which boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern family bathroom. Externally there is a generously sized well-stocked garden with bedding, paving, mature shrubs. To the front there is a garden with mature shrubs, bedding and paved areas.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Bury Old Road, Ainsworth, BL2 5SD

Offers Over £210,000

 2  1  2  D

- Lovingly Maintained Property in the Heart of Ainsworth Village
 - Two Double Sized Bedrooms
 - Easy Access To Major Commuter Routes
 - EPC Rating D
- Sought After Location
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Tenure Freehold
- Sold with No Onward Chain
 - Envious Garden Space
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'3 x 3' (0.99m x 0.91m)
Hard wood single glazed door to hall.

Hall

8'9 x 3' (2.67m x 0.91m)
Central heating radiator, smoke alarm, doors to two reception rooms.

Reception Room One

13'11 x 10'10 (4.24m x 3.30m)
UPVC double glazed box window, central heating radiator, electric fire with granite hearth and surround, television point.

Reception Room Two

14'7 x 14'3 (4.45m x 4.34m)
UPVC double glazed window and central heating radiator, electric fire with wood effect hearth and surround, television point, door to kitchen and stairs to first floor.

Kitchen

13'4 x 7'7 (4.06m x 2.31m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, and extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, smoke alarm, slate effect vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'5 x 5'2 (1.65m x 1.57m)
Central heating radiator, smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One

14'7 x 12'1 (4.45m x 3.68m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)
UPVC double glazed window, central heating radiator, over stairs storage and integrated boiler.

Bathroom

8'10 x 5'2 (2.69m x 1.57m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with direct feed shower, tiled elevation and tiled floor.

External



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