

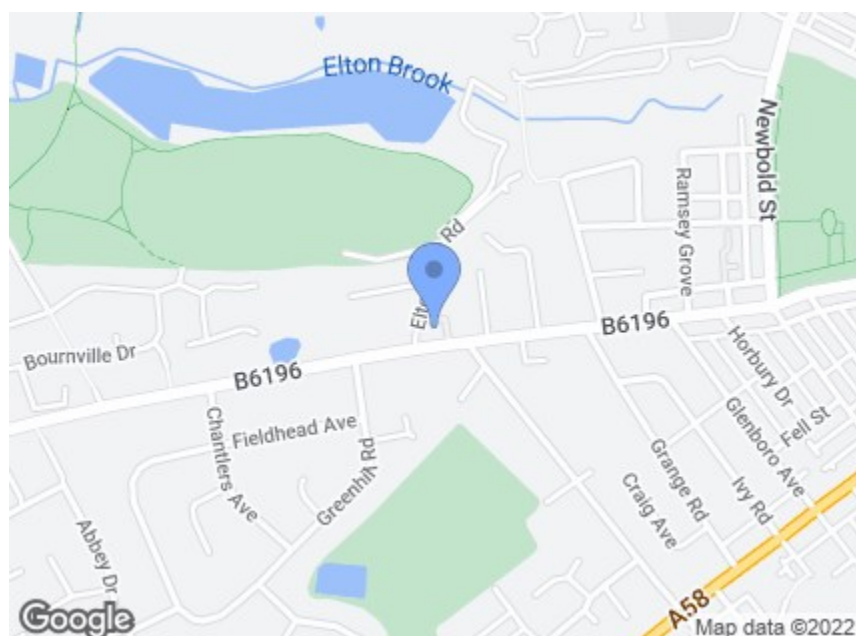
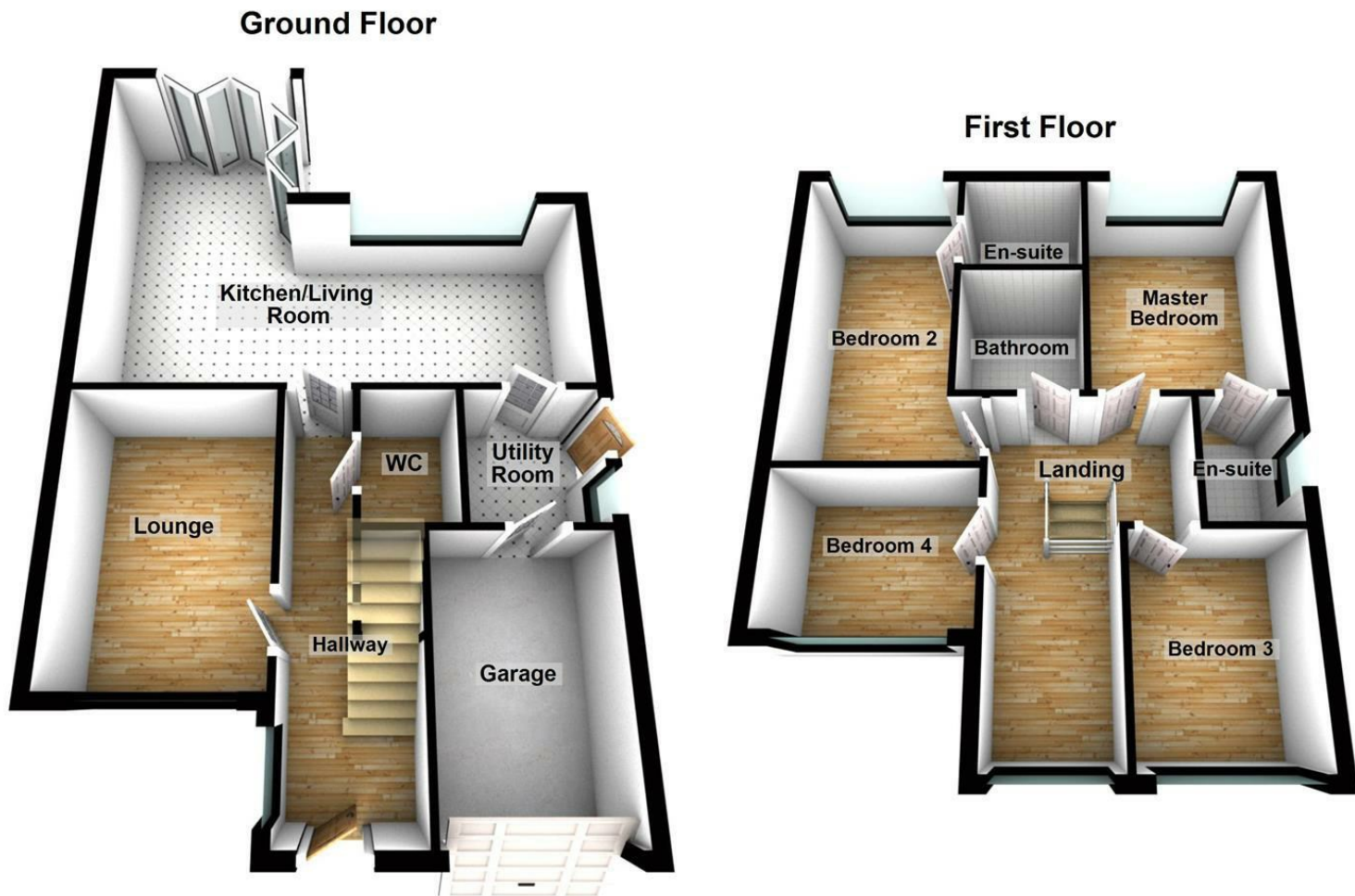


Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
BLO 9HX

# CHARLES LOUIS

HOMES LIMITED

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### Directions

From Charles Louis Homes Head Office, Turn right onto Bolton St and continue up to Holcombe and then bear left onto Longsight Rd. Then slight left onto Brandlesholme Rd and Continue to follow B6214. Merge onto Crostons Rd and continue straight onto Waterloo St. Turn right onto Bolton Rd, Turn right onto Ainsworth Rd. Go through 1 roundabout and Destination will be on the right hand side with Charles Louis Board Outside

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

(Plot B) 216 Ainsworth Road  
Ainsworth, Bury, BL8 2SB

Price guide £610,000



- Luxurious Executive New Build Homes
- Offering Open Plan Living & Finished to a High Specification
- Featuring Two En-Suites Plus Family Bathroom & Ground Floor WC
- Ample Driveway Parking & Garage
- Detached With Four Double Bedrooms
- Modern Fully Fitted Kitchen/Dining Areas & Separate Lounge
- Generous Plot Sizes With Enclosed Gardens Front & Rear
- Highly Sought After Location



# (Plot B) 216 Ainsworth Road

Ainsworth, Bury, BL8 2SB

**\*\*A SELECTION OF LUXURIOUS EXECUTIVE DETACHED HOMES AVAILABLE TO PURCHASE OFF PLAN!!\*\***  
SITUATED IN A SOUGHT AFTER POSITION IN A DESIRABLE LOCATION\*\* Charles Louis Homes are delighted to bring to the market these well designed, ultra modern new luxury detached family homes on Ainsworth Road.

Featuring juliet balconies to the rear, bespoke windows, under floor heating to the ground floor, high quality kitchen fitments and appliances with a choice of colour and style offered, quartz work surfaces in a choice of colours, ceramic wall and floor tiles to the bathrooms, LED lighting throughout, glass railings to the staircase and landing areas, and bi-folding doors to the open plan living space, to purchase of these exclusive homes will make you the envy of your friends.

Typically the properties will comprise in brief; Entrance hall, open plan living space incorporating a spacious seating area with bi-folding doors overlooking the garden and a fully fitted dining kitchen, separate lounge, ground floor WC and utility room which gives internal access to the garage. Four double bedrooms will occupy the first floor, the master and second bedroom have en-suite facilities, with an impressive family bathroom servicing the third and fourth.

With landscaped gardens to the rear and parking available for multiple vehicles, these properties will be finished to a high specification. Planning documents are available upon request. Site viewing is advised to fully appreciate the position and size of the plots.

## Typical Accommodation and Measurements:

### Entrance Hallway

Leading to -

### 'L' Open Plan Kitchen /Dining Room & Living Area

31'0" x 23'5" max (9.45m x 7.16 max)

### Lounge

19'1" x 13'10" (5.82 x 4.22)

### Downstairs WC

8'0" x 3'3" (2.46 x 1.0)

### Utility Room

8'8" x 8'0" (2.65 x 2.46)

### Landing

### Master Bedroom

17'2" x 12'2" (5.25 x 3.71)

### En-Suite

### Bedroom Two

11'1" x 10'8" (3.39 x 3.27)

### En-suite

### Bedroom Three

14'0" x 10'2" (4.27 x 3.11)

### Bedroom Four

13'2" x 10'2" (4.02 x 3.10)

### Family Bathroom

7'1" x 10'4" (2.18 x 3.16)

### Rear Garden

Enclosed rear gardens mainly laid to lawn with mature borders

### Garage

With up and over door, power and lighting.

### Impressions



The properties are ideally positioned for ease of access to both Bury and Bolton Centre. With a range of local amenities and popular schools in close proximity, the site is situated on the doorstep of the motorway network allowing easy commutes to Manchester, Liverpool and Leeds.

Planning documents are available on request and accompanied viewings of the site can be arranged by calling the Rambottom Office.