



Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
BLO 9HX

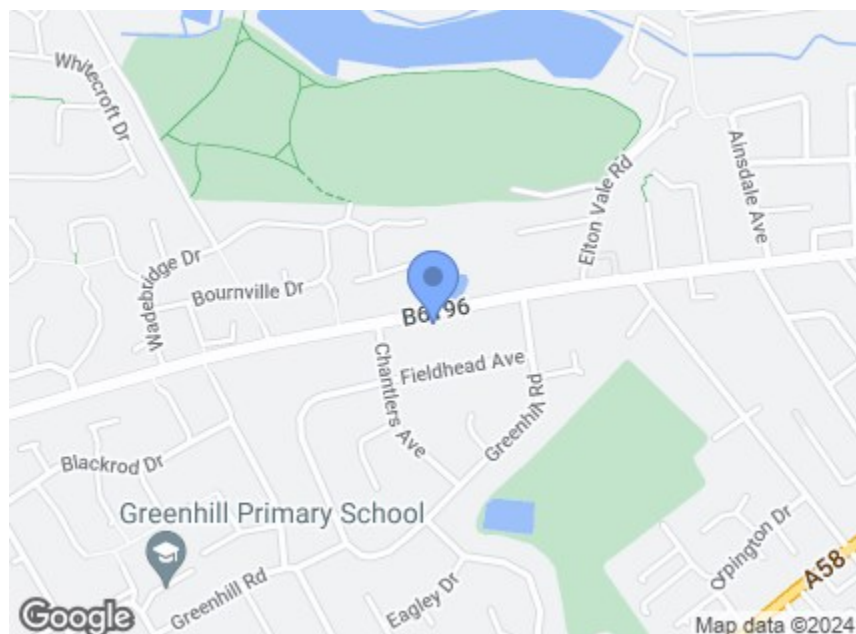
# CHARLES LOUIS

HOMES LIMITED

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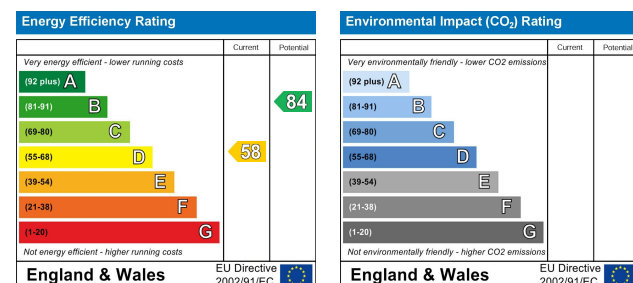


GROSS INTERNAL AREA  
TOTAL: 95 m<sup>2</sup>/1,020 sq.ft.  
GROUND FLOOR: 60 m<sup>2</sup>/641 sq.ft. FIRST FLOOR: 35 m<sup>2</sup>/379 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn left onto Longsight Rd/B6214 and left onto Brandlesholme Rd/B6214. Continue to follow B6214 and merge onto Crostons Rd/B6213. Continue straight onto Waterloo St and then turn right onto Bolton Rd/A58. Turn right onto Ainsworth Rd/B6196



297 Ainsworth Road  
, Bury, BL8 2LS

Price guide £275,000



- Well Presented Three Bedroom Semi Detached House
- Open Plan Kitchen & Breakfast Area With Views Over Garden
- Large Garden To Rear & Driveway Parking
- Close To Local Amenities, Transport Links & Motorway
- Located In A Well Sought After Area
- Two Reception Rooms & Conservatory
- Gas Central Heating & Double Glazing Throughout
- A Must See!! To Appreciate Size & Location Of Property

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# 297 Ainsworth Road , Bury, BL8 2LS

**\*\*WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE\*\*LARGE GARDEN TO REAR & DRIVEWAY PARKING\*\* Charles Louis Homes are pleased to present this charming three-bedroom semi-detached home situated in the incredibly convenient position in Ainsworth, Bury. The property boasts gardens to the front and rear gardens along with secure driveway parking. Inside, the property features a hallway, lounge, dining room, open plan kitchen/breakfast area, conservatory, three bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout.**

This prime location is within easy walking distance of all your essential needs. Situated on Ainsworth Road, Bury offers a range of amenities including shops, mini-supermarkets, cafes, pubs and restaurants, all just a stone's throw away. A Must See!!! To Appreciate size & location of property.

## Entrance Hallway

5'6 x 12'11 (1.68m x 3.94m)

uPVC entrance door opening into the hallway with a uPVC double glazed window, gas central heating radiator, wall light and stairs ascending to the first floor.

## Living Room

10'11 x 14'4 (3.33m x 4.37m)

uPVC double glazed bay fronted window, gas fire with feature fire surround, centre ceiling light, gas central heating radiator, dado rail and power points.



## Dining Room

13'9 x 6'11 (4.19m x 2.11m)

Media wall with shelving and downlights, gas central heating radiator, laminate wood flooring, centre ceiling light, glass door leading into conservatory and access to open plan kitchen/breakfast area.



## Open Plan Kitchen/Breakfast Area

16'10 x 8'8 (5.13m x 2.64m)

uPVC double glazed window to rear elevation overlooking patio and garden, fitted with a range of wall and base units and wooden worktops, inset sink with drainer unit and mixer tap, induction hob and modern extractor fan above, integrated oven, space for fridge freezer, space for washing machine, breakfast bar island looking out over garden, inset spots, modern fitted radiator, laminate wood flooring and glass roof with french doors leading out to rear garden.



## Alternative View



## Conservatory

8'9 x 9'2 (2.67m x 2.79m)

French doors leading out to rear garden, glass roof, laminate wood flooring, wall light and power points.



## First Floor Landing

4'6 x 6 (1.37m x 1.83m)

Leading off to three bedrooms and family bathroom, uPVC window to side elevation.

## Bedroom One

9'4 x 12'11 (2.84m x 3.94m)

uPVC double glazed window to front elevation, fitted wardrobes and drawers, centre ceiling light and gas central heating radiator.



## Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

uPVC double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



## Bedroom Three

7'3 x 9'9 (2.21m x 2.97m)

uPVC double glazed window to front elevation, centre ceiling light, laminate wood flooring and gas central heating radiator.



## Family Bathroom

6'1 x 5'10 (1.85m x 1.78m)

uPVC double glazed frosted window to rear elevation, fitted with a three piece suite comprising of low level wc, hand wash basin, panelled bath with glass shower door and detachable shower, fully tiled walls, tiled floor, gas central heated radiator and inset spots.



## Rear Garden

Large private garden to rear with wooden fencing and mature trees, stairs leading down to garden, mainly laid to lawn and pond



## Alternative View



## Front External

Set behind a dwarf wall with mature shrubs, driveway parking and pathway to front door with gated access.

Tenure - Leasehold

Council Tax - Bury Band C