

£900,000  
Freehold



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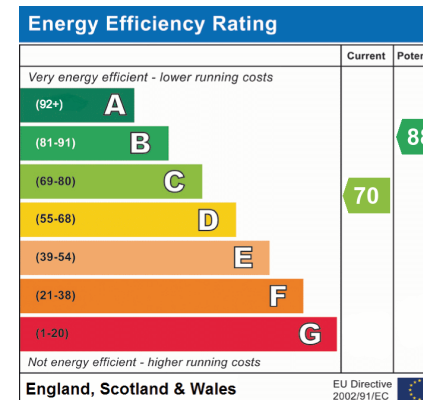
## Features

- An individually styled five-bedroom house, once serving as a vicarage
- Fully double glazed and gas central heating
- An elegant period building, originally built in 1935
- Entrance porch, large hallway & Modern guest wc
- Three spacious separate rooms
- Stunning manicured front and rear gardens
- Modern en-suite shower room & Modern three piece family bathroom
- Garage & Ample driveway for several cars
- Sold with no chain
- Two storage rooms
- Situated in the heart of Ainsworth Village
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* A Unique Former Vicarage Offering Exceptional Space and Character \*\* Sold With No Onward Sale \*\* Beautiful Rear Garden**  
**\*\* Corner Plot \*\*** Set on a generous plot with beautifully maintained gardens to both the front and rear, this impressive former vicarage offers a rare opportunity to acquire a unique and spacious family home. Blending character, practicality, and potential, the property boasts extensive living accommodation alongside ample off-road parking, making it perfectly suited to modern family life. Upon entering, you're welcomed by an entrance porch with a convenient storage room, leading into an elegant hallway where stained glass windows and a striking galleried landing immediately capture attention. A modern guest cloakroom with additional cloak storage adds practicality to the ground floor. The property offers three versatile reception rooms, two of which feature attractive fireplaces, providing flexible spaces ideal for both everyday living and entertaining. At the heart of the home lies a spacious family dining kitchen, fully fitted and designed for family gatherings and social occasions. Just off the kitchen, a useful utility room and pantry enhance the home's functionality. Upstairs, there are five generously sized bedrooms, including four comfortable doubles and a well-proportioned single, currently arranged as a home office. The main bedroom benefits from an en suite shower room, while the remaining rooms are served by a large family bathroom. A particularly noteworthy feature of the property is its substantial attic rooms, offering excellent potential for conversion into additional accommodation, subject to the necessary permissions. Externally, the home continues to impress with a covered porch area connecting the house to a detached garage, which is complemented by additional brick-built storage rooms to the rear. The extensive block-paved driveway provides parking for multiple vehicles. The front garden is neat, mature, and well-tended, while the expansive rear garden is mainly laid to lawn with a spacious patio area, ideal for summer entertaining and family gatherings. The property also benefits from full UPVC double glazing and gas central heating throughout. This charming and characterful home presents an outstanding opportunity to acquire a distinctive family residence with scope for further development in a desirable setting. Viewings are highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold



## Local Authority

Bury Council

Band G

Tax Band Amount: £4024.3

## Room Descriptions

### Ground Floor

#### Entrance Porch

Front door, ceiling point, alarm pad and large under the stairs storage cupboard.

#### Hallway

Original stain glass interior door, wood effect flooring, ceiling coving, stairs leading to the first floor landing.

#### Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin with storage draw underneath walls, large storage cupboard, radiator and 2UPVC double glaze window.

#### Lounge

UPVC double glazed bay window, feature fireplace, radiators, TV point, stain glass window, ceiling coving and ceiling point.

#### Sitting Room

UPVC double glazed side and rear windows, feature fireplace, radiators, TV point, ceiling coving and ceiling point.

#### Family Room

Two UPVC double glazed front windows, radiator, built-in shelves and cupboards, TV point, ceiling coving and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary worksurface, four ring gas hob with extractor unit above, double electric oven, integrated microwave, fridge, freezer and dishwasher, one and a half bowl sink unit with drainer, parts tiled walls, wood effect flooring, radiator, boiler, built-in storage cupboards and drawers, ceiling spotlights and UPVC double glazed French patio doors. Composite double glazed side door and UPVC double glazed windows.

#### Utility Room/Pantry

A range of wall and base with complementary worksurface, plumbed for washing machine and dryer, wood effect flooring, ceiling spotlight and UPVC double glazed front window.

### First Floor

#### Landing

UPVC double glazed stained glass front window and UPVC double glazed side window, loft access, ceiling points, radiator and access to all bedrooms.

#### Bedroom One

UPVC double glazed side and rear windows, built-in wardrobes and units, radiator, TV point and ceiling spotlights.

#### En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring,

extractor unit, ceiling spotlights and UPVC double glazed side window.

#### Bedroom Two

UPVC double glazed side and rear windows, fitted wardrobes, fitted wash hand basin with storage cupboard , radiator, wall light, ceiling coving and ceiling point.

#### Bedroom Three

Two UPVC double glazed double glazed rear windows, fitted wardrobes and units, radiator, ceiling coving and ceiling point.

#### Bedroom Four

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

#### Bedroom Five

UPVC double glazed side window, fitted desk and units, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a P shape bath with shower above, glass shower screen, wash and basin with storage cupboards underneath, low level WC, towel radiators, built-in storage cupboards, ceiling spotlights, fully tiled walls and flooring and UPVC double glazed front window.

### Outside

#### Garage

A manual sliding garage door, side windows, power points and ceiling point.

#### Two Large Store Rooms

Windows and ceiling points.

### Gardens & Parking

#### Front Garden

A large block paved driveway for several cars, well-maintained lawn areas, well established borders and shrubs, external lighting, pebbled pathway leading to additional gated access off Ainsworth Hall Road.

#### Rear Garden

A large rear garden with well maintained lawn areas, well established borders and shrubs, fence panel surround, block paved patio area and gated access to the front via both sides



Floorplan



**General Disclaimer**  
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

**Measurements**  
All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**  
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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