

£210,000  
Leasehold



JON SIMON  
ESTATE AGENTS

JON SIMON  
ESTATE AGENTS





## Features

- A WELL POSITIONED THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SOLD WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY
- SPACIOUS LOUNGE
- MODERN FITTED DINING KITCHEN & CONSERVATORY
- THREE PIECE FAMILY BATHROOM
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- GARAGE & PARKING
- SOUGHT AFTER AINSWORTH VILLAGE LOCATION
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* GARAGE \*\* CONSERVATORY EXTENSION \*\* THREE BEDROOMS PLUS OFFICE \*\*** Situated in the highly sought-after village of Ainsworth, a friendly, close-knit community with a charming semi-rural atmosphere—this delightful Georgian-style semi-detached home offers generous living space, timeless character features, and superb potential. Elegant front pillars add a distinctive architectural touch, making this property a rare find for families, first-time buyers, and those looking to upsize or downsize in a desirable village location. Extended to provide extra space, the home is ideal for growing families, with an excellent school catchment area, nearby parks, and picturesque countryside walks just moments away. The accommodation comprises an entrance hallway, a spacious lounge, a modern fitted dining kitchen, and a bright conservatory. Upstairs, there is a landing area, three bedrooms, an additional versatile room, and a three-piece family bathroom. Externally, the property benefits from a low-maintenance rear garden with gated access, as well as a single garage located within a block of communal garages to the rear. The property is being sold as vacant possession and is chain free. Early viewing is highly recommended, and appointments can be arranged exclusively through our Ramsbottom office.

Tenure: Leasehold : 999 years from 1971. Ground Rent £15 per annum

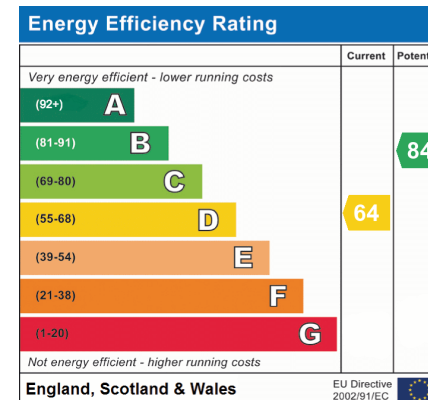
Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, radiator, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay window, radiator, meter cupboard, ceiling coving and ceiling point.

#### Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complementary work surface, four ring electric hob with extractor unit, integrated electric oven, fridge, freezer and dishwasher, plumbed for washing machine, parts tiled walls, one and a half bowl sink unit with drainer, radiator, ceiling coving, ceiling spotlights and ceiling point. UPVC double glazed rear window and UPVC double glazed French patio doors.

#### Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, tile flooring, ceiling fan and power points.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed rear window, radiator, cupboard housing the Combi boiler, laminate flooring and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed front window, radiator, laminate flooring and ceiling point.

#### Office/Playroom

UPVC double glazed side window and ceiling point.

#### Family Bathroom

Three-piece white suite comprising of a panel bath with mixer tap, electric shower above, glass shower screen, wash hand basin, low level WC, radiator, parts tiled walls, tiled flooring, storage cupboards, ceiling spotlights and UPVC double glazed window.

### Outside

#### Garage

Garage to Rear (Part of a Block)

The property benefits from a garage situated to the rear, part of a communal block, offering secure parking or additional storage.

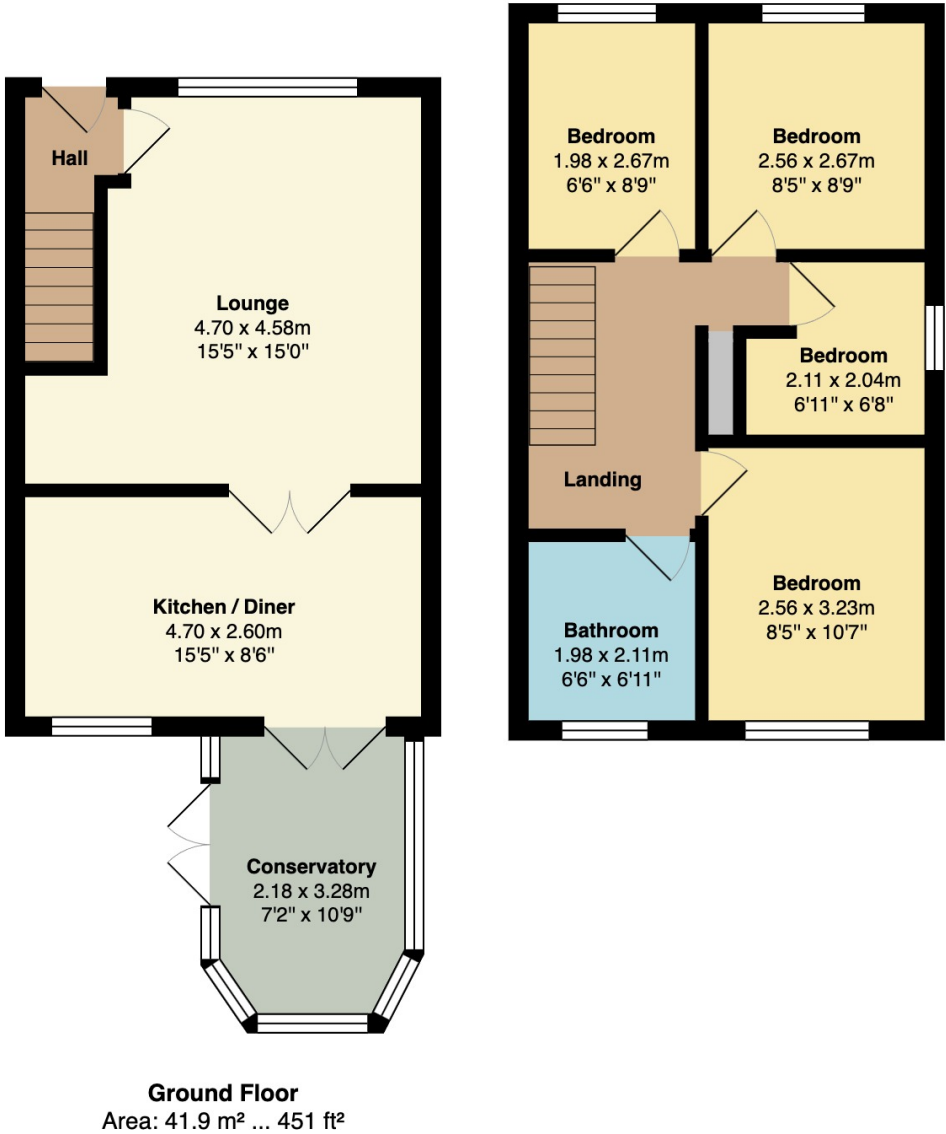
#### Gardens

Front: Lawn garden with borders and shrubs.

Rear: A low maintenance rear garden with flagged patio area, pebble borders, fence panel surround, outside water tap and double gates leading to the rear.



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.