

Offers Over
£235,000
Freehold



JS
JON SIMON

JS
JON SIMON
ESTATE AGENTS



Features

- Deceptively Four Bedroom Terrace Home
- Freehold Property
- Spacious Lounge with Bay Fronted Window
- Open Plan Dining Kitchen & Utility Room
- Entrance Hallway & Store Room
- Four Large Bedrooms
- Modern Three Piece Family Bathroom
- Large Landing Area with Storage Cupboards
- Gas Central Heated & Double Glazed Windows
- Driveway & Large Rear Garden
- Desirable Ainsworth Village Location
- Viewing highly recommended and is strictly by appointment only

Summary of Property

Deceptively Spacious 4-Bedroom Terraced Home on Edgeworth Avenue in Ainsworth Village

Welcome to this spacious four-bedroom terraced home, perfectly positioned on the ever-popular Edgeworth Avenue in the sought-after village of Ainsworth. Ideal for families or those seeking generous living space, this property offers a versatile and modern layout both inside and out.

Ground Floor

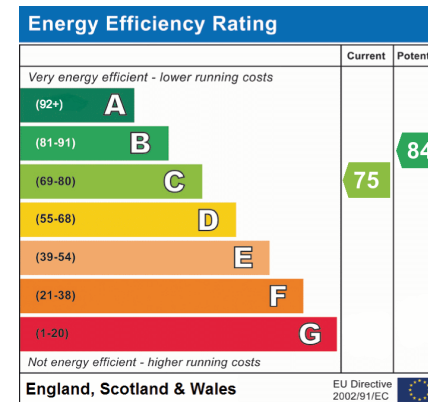
As you enter the home, you are greeted by a welcoming main hallway which provides immediate access to a handy storage cupboard — perfect for coats and everyday essentials — and also leads directly into the kitchen and lounge. The hallway also houses the staircase to the first floor.

To the front of the property sits the bright and spacious living room, featuring a large bay window that floods the space with natural light and creates a warm, inviting atmosphere.

The kitchen is fitted with base units, providing ample storage and workspace. Patio doors open out onto the rear garden, while an opening leads seamlessly into the kitchen. The kitchen is further enhanced by a pantry/store room — ideal for storing groceries and kitchenware — and a separate utility room, keeping laundry and appliances tucked away neatly.

First Floor

Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family, guests, or even a home office. A contemporary family shower room completes the first-floor



Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, laminate flooring, ceiling coving, storage cupboard, UPVC double glazed front window, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, radiator, laminate flooring, ceiling coving, open fireplace, and ceiling point.

Open Plan Dining Kitchen

Range of base units with complimentary work surface, single bowl sink unit with drainer, four ring electric hob, electric oven, plumbed for dishwasher, combi boiler, tiled flooring, radiator tiled walls, ceiling points, UPVC double glazed rear window and UPVC double glaze sliding patio door.

Utility Room

UPVC double glazed rear window, plumbed for washing machine and dryer, radiator, storage cupboard, ceiling point and UPVC double glazed rear door.

Store Room

Single glazed window, plumbed for washing machine and ceiling point.

First Floor

Landing

UPVC double glazed front window, storage cupboard, loft access and ceiling point.

Bedroom One

UPVC double glazed door front window, radiator, built-in wardrobe and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern three-piece white suite comprising of a panel path with mixer tap, shower above with glass shower screen, low level WC, wash hand basin, storage cupboards, fully tiled walls, radiator, electric wall mounted mirror, ceiling spotlights and UPVC double glazed rear window.

Outside

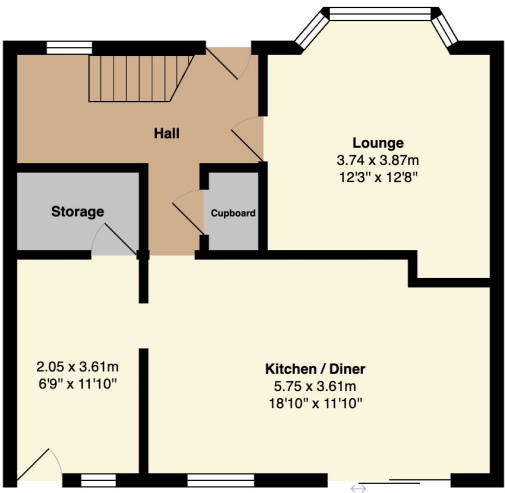
Parking & Gardens

Front: Flagged driveway providing off road parking, well established borders and shrubs.

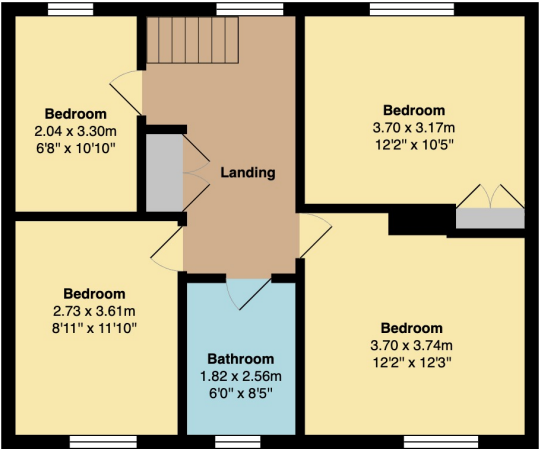
Rear: Flagged patio area, lawn area, outside water tap, well established borders and shrubs.



Floorplan



Ground Floor
Area: 57.5 m² ... 619 ft²



First Floor
Area: 60.6 m² ... 652 ft²

Total Area: 118.1 m² ... 1271 ft²

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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk