

54 Ainsworth Road, Bury, Greater Manchester, BL8 2QB



**£120,000**

A well-presented two bedroom end terraced property situated on the outskirts of Bury Town Centre. Property comprises of lounge, large dining room, downstairs WC, kitchen, two bedrooms and a large family bathroom. Property benefits from a front and rear garden, gas central heating and double glazing

- Two bedroom end terrace
- Large Dining Room
- Close to amenities
- Large Lounge
- Modern Kitchen
- No Chain



A well-presented two-bedroom end terraced property situated on the outskirts of Bury Town Centre heading towards Ainsworth. The properties location is close to local amenities as well a main bus route into Bury and Bolton. This property comprises of a large lounge with neutral decor which overlooks the front garden, a large dining room and downstairs WC, modern fitted kitchen with a range of wall and base units, integrated cooker, hob and extractor fan. To the first floor there is a large bedroom to the front of the house with the added benefit of fitted wardrobes, a single bedroom to the rear and large three-piece family bathroom suite. Property also benefits from a front and low maintenance rear garden. This will make a great first time buy or buy to let investment was previously let at £500 PCM

### **Porch**

Door to:

### **Hall**

Stairs first floor landing, door to:

### **Lounge 12'0" x 11'1" (3.65m x 3.38m)**

Sealed unit double glazed leaded window to front, radiator.

### **Sitting Room 12'11" x 14'11" (3.94m x 4.55m)**

Sealed unit double glazed leaded window to side, sealed unit double glazed leaded window to rear, door to:

### **WC**

Low Level W.C.

### **Kitchen 7'9" x 7'10" (2.36m x 2.38m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with extractor hood over, sealed unit double glazed leaded window to rear, radiator, door.

### **Landing**

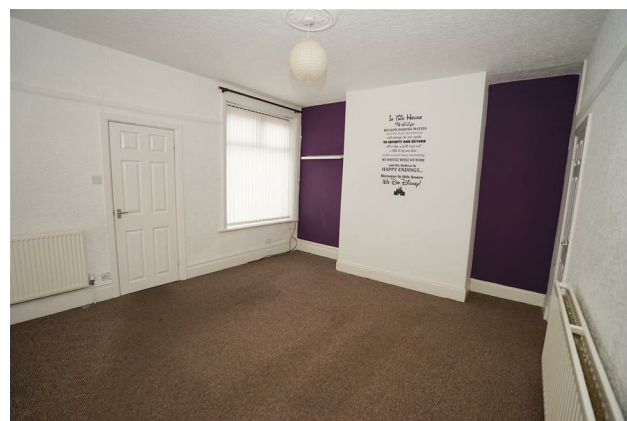
Door to:

### **Bedroom 1 12'0" x 15'1" (3.65m x 4.59m)**

Sealed unit double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, further built-in triple wardrobe(s).

### **Bedroom 2 12'8" x 6'8" (3.87m x 2.04m)**

Sealed unit double glazed leaded window to rear, radiator, double door to Storage cupboard, built-in over-stairs double storage cupboard.





### Bathroom

Fitted with three piece coloured suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, frosted sealed unit double glazed leaded window to rear, radiator.

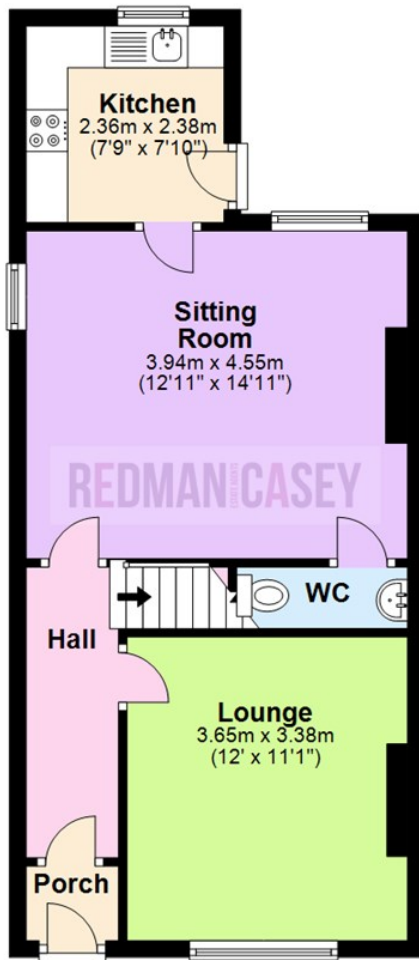
### Outside

Front garden with mature flower and shrub borders, enclosed by dwarf wall to front and side, pathway leading to front entrance door. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, mature shrub borders, rear gated access, brick-built storage shed.



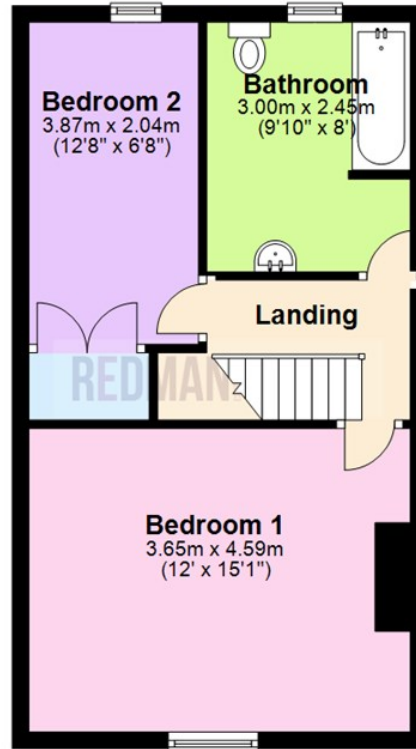
## Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



Total area: approx. 84.0 sq. metres (904.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	38	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

