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Incorporating: Wright Dickson & Catlow, WDC Estates

## NEWQUAY AVENUE, AINSWORTH, BL2 5QQ



- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- 19FT LOUNGE DINER
- MODERN FITTED KITCHEN
- SHOWER ROOM
- CONSERVATORY EXTENSION
- GCH/D.GLAZ/ALARMED
- GARAGE/GARDENS/DRIVE



**£189,950**

**CARDWELLS BOLTON**  
11 Institute Street BL1 1PZ  
t: 01204 381 281  
e: bolton@cardwells.co.uk

**CARDWELLS BURY**  
14 market Street BL9 0AJ  
t: 0161 761 1215  
e: bury@cardwells.co.uk

**WHITEFIELD/PRESTWICH**  
44 Bury Old Rd M45 6TL  
t: 0161 773 1011  
e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

Offered for sale with NO CHAIN this well presented Detached True Bungalow is situated in a popular location in Ainsworth village set amongst similar style properties ie. mostly bungalows and occupies a favourable corner position with well tended and mature gardens to the side and rear, driveway parking and a detached garage with remote entrance door. The bungalow also has the benefit of a conservatory, good size loft with potential to convert into additional living space, gas central heating, double glazing and alarm system. In summary the accommodation comprises; ENTRANCE HALL, 19FT LOUNGE-DINER, MODERN WELL APPOINTED KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS AND A SHOWER ROOM. Viewing is most earnestly recommended and can be arranged by appointment with our Bury office.

#### **Directions BL2 5QQ**

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** L shaped, uPVC double glazed entrance door, cloaks cupboard, loft access.

**Lounge/Diner:** 18' 11" x 11' 7" (5.76m x 3.53m) 2 x uPVC double glazed windows, white marble fireplace and hearth with polished wood surround & inset gas flame fire.

**Kitchen:** 10' 8" x 9' 11" (3.25m x 3.02m) Fitted with medium oak units, built in Bosch double oven and gas hob, integrated fridge and freezer & Neff automatic washing machine, matching wall cabinets & pelmet lighting, uPVC double glazed windows.

**Conservatory:** 11' 2" x 8' 5" (3.40m x 2.56m) Birch/uPVC double glazed window, polycarbon roof, ceramic tiled floor.

**Bedroom 1:** 13' 1" x 11' 7" (3.98m x 3.53m) Professional fitted furniture, 3 double and 1 single wardrobes, uPVC double glazed window.

**Bedroom 2:** 10' 0" x 10' 0" (3.05m x 3.05m) uPVC double glazed windows.

**Shower Room:** 6' 4" x 5' 7" (1.93m x 1.70m) upgraded/refitted. Glass corner shower cubicle, mixer shower, w.c. and vanity wash basin, ceramic tiled walls and floor, uPVC double glazed windows.

**Garage:** Concrete sectioned, served by a long-paved driveway.

**Gardens:** Small attractively laid garden to front side and rear.

**Price:** £189,950

**Disclaimer:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



#### **GARDEN**

**Please note: all viewings are by appointment only through our BURY Office**