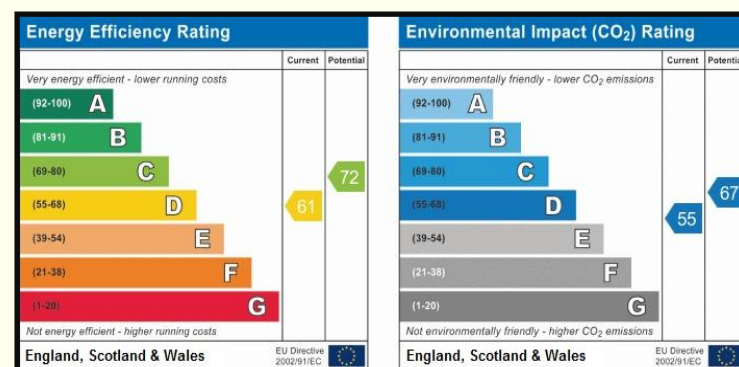




REAR



REAR



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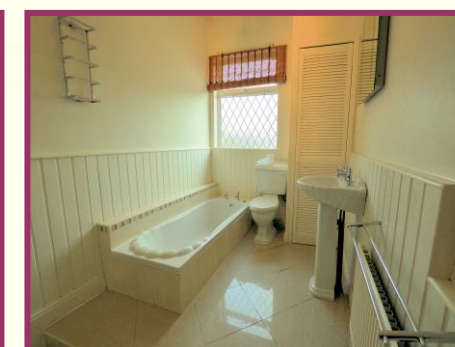
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Incorporating: Wright Dickson & Catlow, WDC Estates

**AINSWORTH ROAD, RADCLIFFE. M26 4FZ**



- SPACIOUS PERIOD TERRACE
- GARDEN AND PARKING
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- 2 BEDROOMS
- LARGE LUX. BATHROOM
- GCH AND D.GLAZING
- NO CHAIN INVOLVED



**£95,000**

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

**CARDWELLS BURY**  
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t: 0161 761 1215  
e: bury@cardwells.co.uk

**WHITEFIELD/PRESTWICH**  
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\*STYLISH PERIOD TERRACE WITH ITS OWN GARDEN AND PARKING TO REAR\*BUY WITH NO CHAIN\*WELL APPOINTED KITCHEN AND BATHROOM\*2 RECEPTION ROOMS\*VIEWING ESSENTIAL\* This lovely period terrace is the perfect starter home or downsize property and is located in a great position within easy reach of both Bury and Radcliffe with tram stations in both towns. The property is really spacious and well appointed with the benefit of gas central heating and double glazing and offers accommodation comprising; VESTIBULE, ENTRANCE HALL, SEPARATE STAIRS, LOUNGE, LARGE CENTRAL DINING ROOM, FITTED KITCHEN AT THE REAR, FIRST FLOOR LANDING, TWO BEDROOMS AND A LUXURY BAHROOM. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** External door, inner door to hallway.

**Entrance Hall** 11' 4" x 3' 2" (3.45m x 0.96m) Wood flooring, radiator.

**Stairs** Separate stairs.

**lounge** 11' 0" x 10' 6" (3.35m x 3.20m) Front elevation window, radiator, wall lights to each alcove.

**Dining Room** 14' 1" x 13' 8" (4.29m x 4.16m) Excellent size room with a rear elevation window, radiator, understairs cupboard, mounted electric fire.

**kitchen** 14' 2" x 7' 1" (4.31m x 2.16m) Modern well appointed beech style kitchen with a good range of wall and base cupboards and coordinating worktops, integrated hob/oven and cooker hood, inset sink with mixer tap, space and plumbed for appliances, coordinating wall tiling, side window and external door, radiator, inset ceiling lighting.

**First Floor Landing** Balustraded landing with loft light.

**Master bedroom** 14' 2" x 11' 1" (4.31m x 3.38m) Front elevation window, radiator.

**Bedroom 2** 11' 1" x 7' 0" (3.38m x 2.13m) Fitted wardrobes and top units, rear elevation window, radiator.

**Family Bathroom** 11' 0" x 6' 8" (3.35m x 2.03m) Split level tiled flooring, four piece suite comprising; corner bath, enclosure shower, pedestal wash basin and wc. Complementary wall tiling, LED wall mirror, radiator, rear elevation window.

**Externally** Low maintenance garden frontage with boundary walling. Enclosed rear yard, access to fenced garden and two parking spaces.

**Price** £95,000

**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.

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



**KITCHEN**



**KITCHEN**



**LANDING**



**MASTER BEDROOM**



**MASTER BEDROOM**



**BEDROOM 2**



**BATHROOM**



**BATHROOM**