



**BEDROOM 2**



**BEDROOM 3**



**BATHROOM**



**DRIVE**



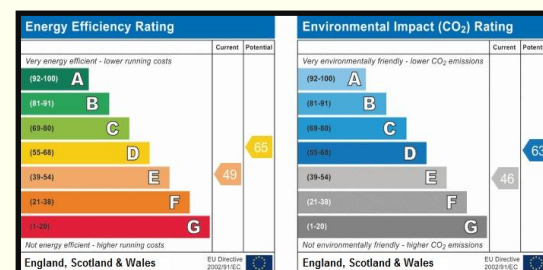
**FRONT GARDEN**



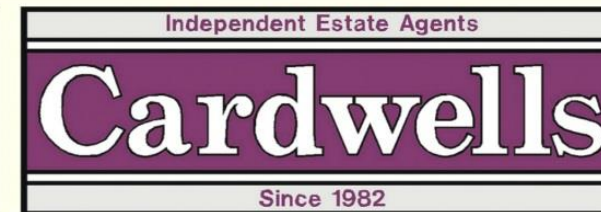
**FRONT GARDEN**



**FRONT GARDEN**



**EPC**



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Incorporating: Wright Dickson & Catlow, WDC Estates

**HALF ACRE, HIGHER AINSWORTH RD, M26 4JH**



- INDIVIDUAL DET BUNGALOW
- PRIVATE SECLUDED POSITION
- THREE BEDROOMS
- ENSUITE AND BATHROOM
- RECEPTION HALL & PORCH
- SPACIOUS LOUNGE
- KITCHEN DINER. UTILITY
- DOUBLE GARAGE. GARDENS



**£300,000**

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\*ONE OF TWO DETACHED BUNGALOWS\*GATED ENTRANCE TO GROUNDS\*APROXIMATELY QUARTER ACRE PLOT SIZE\*ADJOINING FARMLAND\* PARKING FOR SEVERAL VEHICLES\*ROOM TO DEVELOP /EXTEND\*TUCKED AWAY POSITION AWAY FROM MAIN ROAD\*RARE OPPORTUNITY TO PURCHASE\* Detached True Bungalow with accommodation comprising: Porch opening to –Reception style Hall, dual aspect Living Room with beautiful scenic views-Kitchen Diner- large Utility Room- inner Hallway with access to loft space- Master Bedroom with 4pce Ensuite- Main Bathroom, Bedroom Two and Bedroom Three. Fitted wardrobes, Gas central heating, Double glazing, Ample parking for at least six/seven cars plus 17ftsq Double Garage. Plot size approximately 135 x 80ft (Around ¼ acre) we are advised Freehold. Viewing Essential to appreciate true size and setting.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** 6' 10" x 5' 6" (2.08m x 1.68m) Front and side elevation windows, entrance door, cupboard housing meters.

**Reception Hall:** 12' 6" x 10' 11" (3.81m x 3.32m) Ceiling spotlights controlled by dimmer switch, single radiator, front elevation window.

**Living Room:** 15' 1" x 12' 4" (4.59m x 3.76m) Dual aspect room with side and front elevation windows, lovely vews to the front over the garden and adjoining farmland, double radiator, fire surround with inset and hearth housing a modern electric fire, double entrance doors off the hall.

**Kitchen-Diner:** 12' 4" x 11' 10" (3.76m x 3.60m) True eat in size kitchen with fitted floor and wall cabinets, complementary worktops, integrated halogen style electric hob, pull out cooker hood, separate electric double oven, inset single drainer sink with mixer tap, single radiator, wall tiling, front elevation window. Entrance door to the utility.

**Utility Room:** 12' 6" x 9' 0" (3.81m x 2.74m) Matching kitchen units and worktop with inset single drainer sink, space and plumbed for appliances, extra fitted cupboards, front elevation window, side elevation exterior door, central heating boiler, single radiator, ceramic tiled floor.

**Inner Hall:** 22' 1" x 2' 9" (6.73m x 0.84m) plus recess to Bathroom. Single radiator.

**Loft Space:** Access via pull down ladder to mostly boarded loft area with insulation and lighting.

**Master Bedroom:** 13' 0" x 11' 8" (3.96m x 3.55m) Plus doorway area. Fitted wardrobes and overbed top cupboards, dresser unit with wardrobes and drawers to opposite wall, single radiator, rear elevation window.

**En-Suite:** 8' 5" x 7' 10" (2.56m x 2.39m) Fully tiled ensuite with suite comprising; corner fitted square shower enclosure with bifold door and inset thermostatic tap unit with standard shower head, bidet, wc, vanity wash basin unit with cupboards and mirror, single radiator, rear elevation window.

**Bedroom 2:** 11' 1" x 9' 7" (3.38m x 2.92m) Fitted wardrobes with top cupboards over the bed, drawers set, single radiator, rear elevation window.

**Bedroom 3:** 8' 8" x 8' 5" (2.64m x 2.56m) Single radiator, rear elevation window, integrated wardrobe.

**Bathroom:** 7' 10" x 6' 1" (2.39m x 1.85m) Fully tiled bathroom with suite comprising; panelled bath with thermostatic shower over, pedestal wash basin and a wc. Single radiator, two rear elevation top windows.

**Externally:**

**Drive/Garage:** : Large driveway with fencing to one side and space for at least six or seven cars serving a brick built double garage measuring internally approximately 17'4 x 17'2 with a roller style door, power and lighting supply.

**Gardens:** Extensive gardens, the front and side of which border farmland, the front garden is around 65ft deep including the brook being mostly laid to lawn with an assortment of established trees and plants, tiled patio terrace, mature hedgerow borders, lawn to the side, approximate 50ft x 45ft rear garden with fencing to the rear, mostly lawned, open entry to the drive.

**Tenure:** We are advised the property is Freehold.

**Price:** £300,000

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

**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



**RECEPTION HALL**



**LOUNGE**



**KITCHEN-DINER**



**UTILITY ROOM**



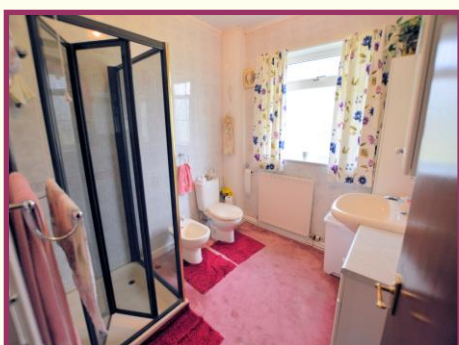
**INNER HALL**



**MASTER BEDROOM**



**MASTER BEDROOM**



**EN-SUITE**