

£200,000  
Leasehold



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### Features

- FANTASTIC FIRST TIME BUY
- WELL POSITIONED IN A QUIET CUL-DE-SAC
- SPACIOUS LOUNGE & DINING ROOM
- SEPARATE DETACHED GARAGE
- AINSWORTH VILLAGE LOCATION
- THREE BEDROOMS
- ENTRANCE HALLWAY
- MODERN THREE PIECE FAMILY BATHROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

## Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* GARAGE \*\* OVERLOOKING PLEASANT GREEN AREA \*\* THREE BEDROOMS \*\*** Situated in the highly sought-after village of Ainsworth, a friendly, close-knit community with a charming semi-rural atmosphere—this delightful Georgian-style end town house offers generous living space, timeless character features, and superb potential. Elegant front pillars add a distinctive architectural touch, making this property a rare find for families, first-time buyers, and those looking to upsize or downsize in a desirable village location. Extended to provide extra space, the home is ideal for growing families, with an excellent school catchment area, nearby parks, and picturesque countryside walks just moments away. The accommodation comprises an entrance hallway, a spacious lounge, open plan dining area, a modern fitted kitchen. Upstairs, there is a landing area, three bedrooms and a three-piece white family bathroom. Externally, the property benefits from a low-maintenance rear garden with gated access, as well as a single garage located within a block of communal garages to the rear. The property is being sold as chain free. Early viewing is highly recommended, and appointments can be arranged exclusively through our Ramsbottom office.

Tenure: Leasehold : 999 years from 1971. Ground Rent £16 per annum

Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps

Mobile Coverage

EE - Good outdoor, Vodafone - Good outdoor, Three - Good outdoor O2 - Good outdoor

### Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door, radiator, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay fronted window, electric fire with feature fireplace, radiator, laminate flooring, ceiling coving and ceiling point.

#### Dining Area

UPVC double glazed French patio doors, radiator, laminate flooring, ceiling coving and ceiling point.

#### Kitchen

Range of wall and base units with complementary worksurface, single bowl sink unit, cooker with four ring gas hob, radiator, large storage cupboard, part tiled walls, ceiling point, UPVC double glazed rear window and UPVC double glazed back door

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, laminate floor and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, fitted wardrobes, laminate flooring and ceiling point.

#### Bedroom Three

UPVC double glazed front window, radiator, laminate flooring and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer tap, electric shower above, glass shower screen, low level WC, wash hand basin, chrome towel radiator, laminate flooring, fully tiled walls, ceiling point, storage cupboard and UPVC double glazed window.

### Outside

#### Garage

Garage to Rear (Part of a Block)

The property benefits from a garage situated to the rear, part of a communal block, offering secure parking or additional storage.

#### Gardens

Front: Lawn garden with borders and shrubs.

Rear: A low maintenance rear garden with flagged patio area, pebble borders, fence panel surround, gated access to the rear.



**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.