

Harrison



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2 DELPH LANE AINSWORTH BL2 5PP

£150,000 REDUCED BY £40,000 in total

- DETACHED TRUE BUNGALOW
- CHOICE VILLAGE LOCATION
- 2 BEDS (FTD ROBES TO BED 1), ALARM
- HALL, LOUNGE/DINING ROOM, GAS C/H
- SPACIOUS CONSERVATORY, KITCHEN
- WHITE BATHROOM + SHOWER, UPVC D/G
- ATT GARAGE, LOFT WITH STORAGE
- LWND GDNS, VIEWING REC, NO CHAIN

10 Bolton Street Bury Lancashire BL9 0LQ



2 DELPH LANE AINSWORTH BL2 5PP

ACCOMMODATION

'L' SHAPED HALL	uPVC double glazed window and door, built in airing cupboard housing central heating boiler, built in cloaks cupboard, loft with foldaway ladder and light, radiator.
LOUNGE/DINING ROOM	20' x 11'5" 3 uPVC double glazed windows, electric coal effect fire set on wood/marble surround, 2 double radiators.
CONSERVATORY	12'2" x 10'7" uPVC double glazed windows and patio doors to garden, open aspect, double radiator.
KITCHEN	11'7" x 6'10" Double glazed window, hardwood door to porch, modern light wood style fitted wall and base units with co-ordinated worktops, split level electric oven and hob, inset stainless steel sink unit, plumbing for automatic washing machine, radiator.
SIDE PORCH	uPVC double glazed windows and door.
BEDROOM	12'5" x 10' uPVC double glazed, fitted wardrobes, drawers, 2 bedside cabinets, radiator.
BEDROOM	11' x 10'5" Double glazed patio doors to conservatory, radiator.
BATHROOM	uPVC double glazed, white 3 piece suite comprising bath with electric shower fitted over, hand wash basin and w.c, ceramic tiling to all walls, radiator.
EXTERNALLY	
GARAGE	Attached of matching brick construction with up and over door, private entrance to rear, served by spacious vehicular drive.
GARDENS	Enclosed lawned front garden and spacious fully enclosed lawned rear garden complemented by open aspect with patio, hose point.

LOCATION: From Ainsworth Road, Bury continue into Ainsworth village along Church Street and Delph Lane is situated on the right hand side.

All room sizes deemed approximate and are for guidance only

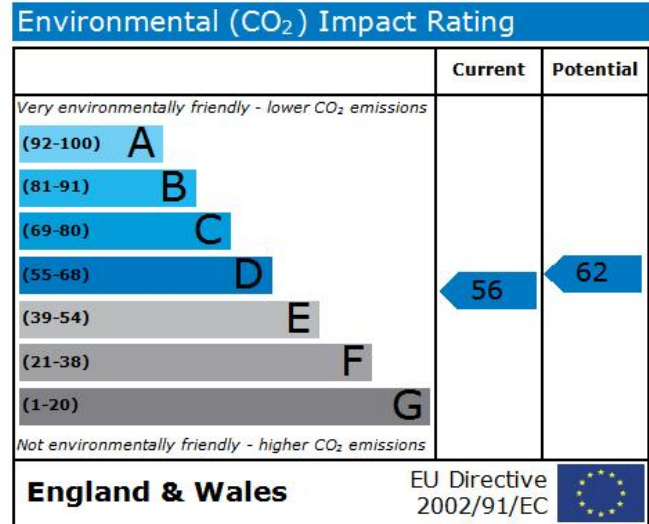
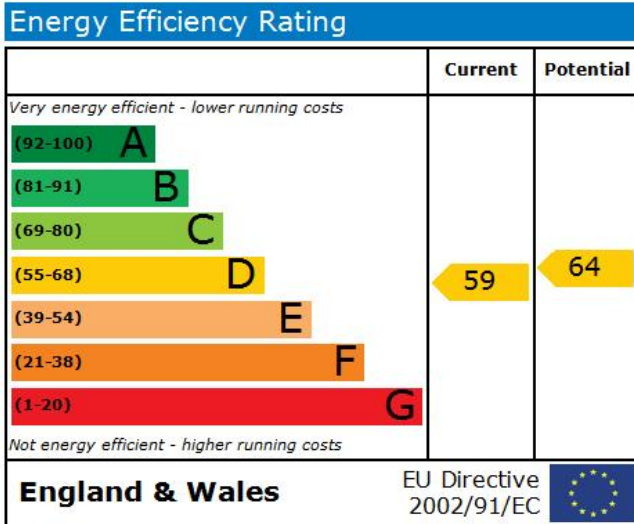


PICTURE PAGE





ENERGY PERFORMANCE CERTIFICATE



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