

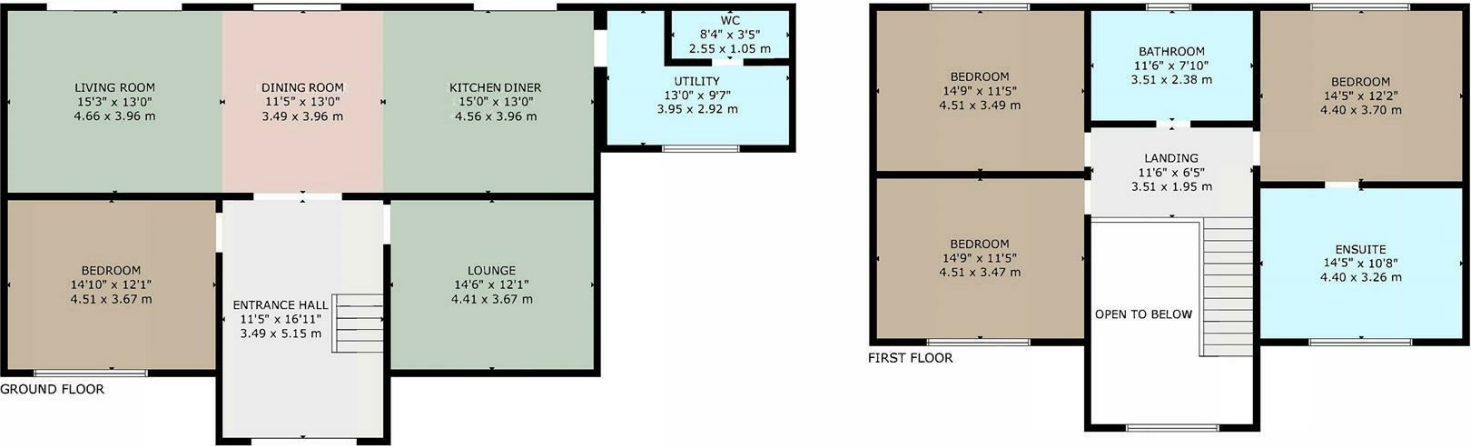


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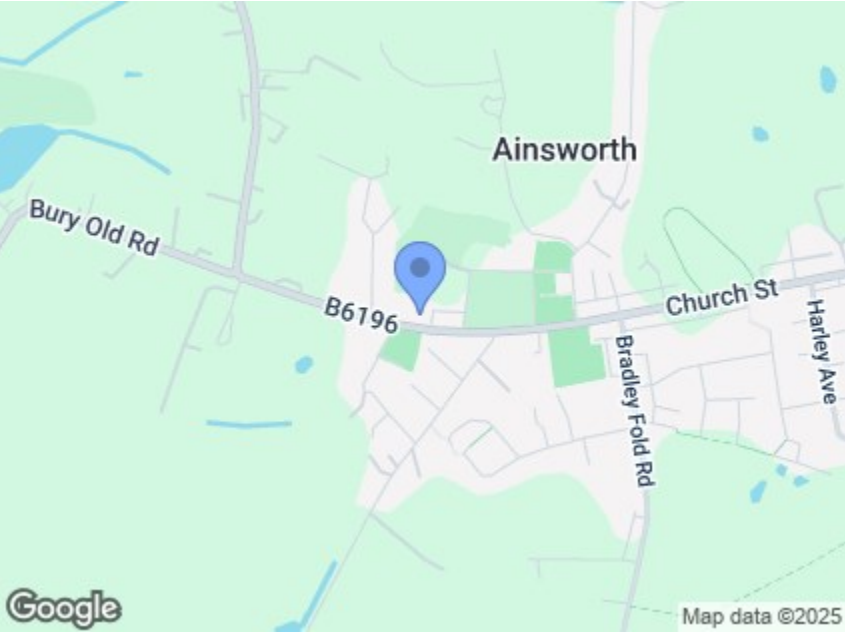
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CHARLES LOUIS

HOMES LIMITED

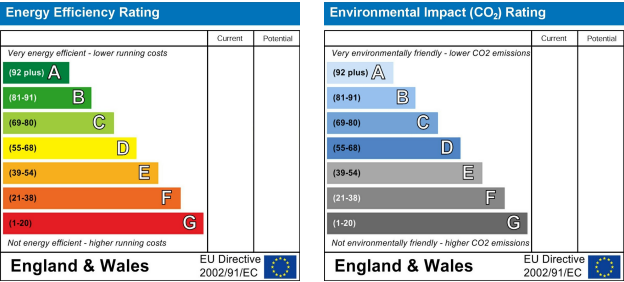


GROSS INTERNAL AREA
TOTAL: 200 m²/2,158 sq ft
GROUND FLOOR: 116 m²/1,254 sq ft, FIRST FLOOR: 84 m²/904 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL2 5SD What three words -
///castle.maple.trip



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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71 Bury Old Road
Ainsworth, Bolton, BL2 5SD

Price guide £799,950



- Newly refurbished and extended four-bedroom detached home
- High-end finish throughout with contemporary design and quality fixtures
- Four well-proportioned bedrooms including a luxurious master with en-suite
- Close to local amenities, schools, parks, and transport links ideal for families and professionals
- Sold with no chain
- Stunning open-plan kitchen, living and dining area with integrated appliances and natural light
- Desirable location with excellent access to Bury, Bolton, and Manchester
- Tenure - Freehold, Council Tax - Bury band D, EPC awaiting

71 Bury Old Road

Ainsworth, Bolton, BL2 5SD

Completely refurbished to an outstanding standard, and significantly extended, this superb detached residence has been sympathetically and thoroughly transformed into a stylish and spacious four-bedroom luxury residence. Designed with modern family living in mind, the property showcases a high-end finish throughout, blending contemporary design with a striking and thoughtful layout.

The heart of the home is the stunning open-plan kitchen, living and dining area, featuring sleek units and integrated appliances, 2 double sets of modern French doors flood the space with natural light and mature garden views.

A sitting room offers an intimate retreat, ideal for relaxing evenings or family movie nights. A spacious bedroom, utility room and WC complete the ground floor.

Upstairs, the property offers three large double bedrooms with their own unique views of the gardens and features that mirror the design of the church opposite. The luxurious master suite with its own superb en-suite, along with the Minstrel's Gallery showcase the properties originality and finish.

Located in the highly sought after village of Ainsworth, this residence enjoys excellent access to local amenities, schools, and transport links. Connections to the center's of Bury and Bolton are close, whilst swift access to Manchester is available via nearby motorway networks and public transport. The immediate surrounding area offers a range of parks, walks, leisure facilities, and shopping options, making it ideal for families and professionals alike. This is indeed a rare opportunity to acquire a beautifully renovated, luxury home in a prestigious location.

****Please note:** Some images in this brochure have been virtually staged for illustrative purposes. The furnishings, fittings, and décor shown are computer-generated and may not represent the current physical fittings of the property. These images are intended to help showcase the decor potential

Entrance Hall

11'5 x 16'11 (3.48m x 5.16m)
Composite entrance door with etched glass feature windows, opening into the hallway, wood effect LVT flooring, central ceiling light and access to the open plan kitchen diner, lounge and bedroom two. Beautiful open staircase with metal work balustrade leads to the first floor.



Lounge

14'6 x 12'1 (4.42m x 3.68m)
With a front facing double glazed window, wood effect LVT flooring with underfloor heating, inset ceiling spot lights and an additional central ceiling light and power points

Kitchen

11'5 x 13 (3.48m x 3.96m)
Double glazed sliding patio doors leading to the rear gardens decked patio. Fitted with a range of wall and base units with a quartz work top, inset sink and drainer, built in double oven and induction hob, integrated fridge freezer and dishwasher, wood effect LVT flooring with underfloor heating and a breakfast bar additional seating space. Access to the utility room and WC.



Dining Room

15 x 13 (4.57m x 3.96m)
With a rear facing double glazed window, wood effect LVT flooring with underfloor heating, inset ceiling spot lights with an additional central ceiling light and power points

Living Room

15'3 x 13 (4.65m x 3.96m)
With a rear facing double glazed sliding patio doors, wood effect LVT flooring with underfloor heating, inset ceiling spot lights with an additional central ceiling light and power points



Utility and WC

13 x 9'7, 8'5 x 3'5 (3.96m x 2.92m, 2.57m x 1.04m)
With a front facing double glazed window, wood effect LVT flooring with underfloor heating, inset ceiling spot lights, inset sink with drainer and base unit with contrasting work surface, power points and access through to the WC with a hand wash basin and enclosed shower unit with thermostatic shower, and a .heated towel rail.

Bedroom Two

14'10 x 12'1 (4.52m x 3.68m)
With a front facing double glazed window, wood effect LVT flooring with underfloor heating, inset ceiling spot lights and an additional central ceiling light and power points



First Floor Landing

11'6 x 6'5 (3.51m x 1.96m)
Open aspect to the downstairs entrance hallway, with a exquisite crystal style chandelier. The landing leads to all three bedrooms and family bathroom

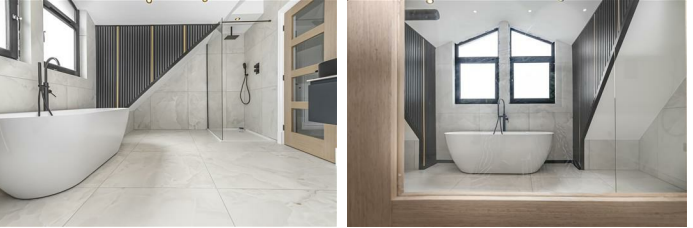
Bedrom One

14'5 x 12'2 (4.39m x 3.71m)
Rear facing uPVC double glazed window, radiator, power points and a inset ceiling spotlights.



Ensuite

14'5 x 10'8 (4.39m x 3.25m)
Fully tiled, three piece bathroom suite comprising of a free standing bath, a walk in shower with a glass screen and thermostatic shower, low flush WC and a double 'his and hers' hand wash basin with vanity, heated towel rail, inset ceiling spot lights and inset lighting to the clad feature walls.



Bedroom Three

14'9 x 11'5 (4.50m x 3.48m)
Front facing uPVC double glazed window, radiator, power points and a inset ceiling spotlights.



Bedroom Four

14'9 x 11'5 (4.50m x 3.48m)
Rear facing uPVC double glazed window, radiator, power points and a inset ceiling spotlights.

Family Bathroom

11'6 x 7'10 (3.51m x 2.39m)
Fully tiled, four piece bathroom suite comprising of a panel enclose bath with waterfall tap, walk in shower with a thermostatic shower and glass screen, low flush WC, a wall hung hand wash basin with vanity and a heated towel rail.



Rear Garden

An enclosed private rear garden with a porcelain tiled patio area and laid to lawn, borders with mature shrubs and bushes.

Front Garden and Driveway