



6 Camden Close  
Ainsworth, Bolton, BL2 5RH

Offers In Region Of  
£300,000

# Property Features

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- 3 Bedroom Detached Property
  - NO UPWARD CHAIN
  - Much sought after location
  - Quiet cul de sac position
  - Off road parking
  - Fully alarmed
  - Boiler fitted approx. 6 years ago
  - Downstairs WC
  - FREEHOLD PROPERTY
  - Rural walks just a few minutes walk away
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## STEP INSIDE 6 CAMDEN CLOSE

Tucked away in a secluded corner of Ainsworth on the sought after Camden Close, is this well-proportioned three bedroom, detached property, with two reception rooms, a garage and beautifully presented established gardens. Camden Close is a quiet cul de sac, offering exclusive family living. With the amenities of Ainsworth village just a few minutes away, as well as the beautiful rural surroundings, this spacious property offers an opportunity to make it your perfect family home!

As you enter the property you are firstly greeted into the porch, which connects the ground floor living accommodation... A fitted carpet grounds the lounge area, where the large double glazed window ensuring plenty of natural light, while remaining homely and welcoming. The room offers plenty of space for living room furnishings.

Immediately to the left of the hall, to the rear of the property, lies a dining room offering French Doors into the well-established beautiful rear garden. This room like the rest of the reception rooms is versatile in nature and holds plenty of possibilities that can be suited to your personal needs. Perhaps a play room or games room for the kids? Or a perhaps a fourth bedroom?

To the right of the hall and to the rear aspect the space opens up leading to the kitchen and a guest WC. The integral garage and the rear garden are both accessible from the kitchen area. There would be plenty of scope (subject to planning permission) to



extend the kitchen area into the garage making this into a larger family living space.

As we head back into the hall, the staircase awaits for us to make our way up to the first floor bedrooms.

Three double bedrooms are located on the first floor each with a unique shape and size and all with plenty of space for bedroom furnishings. Bedroom two is located to the rear aspect, this is the only bedroom that features a range of built in wardrobes.

The bathroom is positioned to the front aspect, offering a three piece suite. The bathroom would easily accommodate a separate shower cubicle with some reconfiguration, upgrading the suite and adding an shower cubicle would turn this room into a fantastic family bathroom.

To the front of the property there is a suitable driveway, leading to the single garage and a well maintained lawn.

To the rear of the property lies the heart of the home. The current owner has spent years of lovingly planting and landscaping to make this outdoor space a little peace of oasis.

The property is in need of some TLC to bring it back to it's former beauty and to welcome in another family, wanting to share a lifetime of happy memories.

## LOCATION

Locally, there are several convenience stores over on Mile Lane, excellent restaurants and drinking establishments including the popular Black Bull pub, The White Horse, Toby Carvery and the Duke William, ideal for Sunday lunch and all within walking distance. There is also a fabulous Italian restaurant just around the corner serving fine food and drinks, with rural walks just on your doorstep what more could you possibly want? The property is positioned with excellent transport links into, Radcliffe, Bury, Bolton and Manchester. Lower Croft Primary School & Christ Church Ainsworth Church of England primary schools



are also a short drive away and are very highly regarded. Elton and Firwood Secondary Schools are also just a short distance away. This fantastic property provides a great opportunity to live in this most popular location.



79 - 81 Market  
Street  
Little Lever  
Bolton  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements