

RYECROFT AVENUE, BURY, BL8 3LX



- Modern End townhouse
  - Three bedrooms
  - Lounge with fitted dining kitchen
  - Three-piece bathroom suite
- Off-road parking to front
  - Enclosed rear garden
  - No onward chain delays
  - Sought after location



O/O £190,000

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This modern three bedroom end of three family home is offered with no onward chain delay and is ready to move into. The accommodation currently comprises entrance hall, lounge, fitted dining kitchen with under stairs storage, three bedrooms and bathroom with three piece suite. Externally the property is located close to Tottington town Centre with all the local amenities close to hand together with recreational parks and walks. The property itself enjoys off-road parking to the front with an enclosed low maintenance garden to the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall** 3' 3" x 5' 3" (1.0m x 1.6m) Double glazed door to the front elevation leading into the hall. Door leading into the lounge.

**Lounge** 14' 5" x 13' 9" (4.4m x 4.2m) including staircase. Double glazed window to the front elevation. Focal fireplace. Stairs lead off to the first floor landing. Door through to the dining kitchen.

**Kitchen/Diner** 14' 5" x 8' 10" (4.4m x 2.7m) Two double glazed windows to the rear elevation and double glazed door to the rear. Understair storage. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Plumbed for washing machine and tumble dryer. Central heating boiler.

**First Floor Landing** Stairs lead off the lounge to the first floor landing. Loft access.

**Bedroom 1** 14' 1" x 8' 2" (4.3m x 2.5m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 8' 6" x 8' 2" (2.6m x 2.5m) Double glazed window to the rear elevation.

**Bedroom 3** 8' 10" x 5' 11" (2.7m x 1.8m) Double glazed window to the front elevation. Over stairs bulkhead.

**Bathroom** 5' 11" x 5' 3" (1.8m x 1.6m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Tiled elevations. Chrome heated towel rail.

**Externally** Located on a corner the front of the property enjoys off-road parking for up to 3 vehicles with a paved path around the side leading to the enclosed rear garden which is low maintenance having paved patio area and raised gravel garden.

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1878 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

**Thinking Of Selling** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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 or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate It

