

Property Particulars

Rydal Close, Fulwood.



- **Semi Detached House**
 - **Two Bedrooms**
- **Spacious Conservatory**
- **Driveway Parking**
- **Beautiful Sunny Rear Corner Gardens**
- **Lounge & Dining Kitchen**
 - **Gas Central Heating**
 - **Detached Garage**

£160,000

A beautiful semi detached house in a quiet cul de sac in Fulwood. Being set in a generous rear corner plot with stunning gardens. There are two bedrooms, lounge, dining kitchen and a conservatory. There is uPVC double glazing and gas central heating. To the front there is a garden and driveway parking for several vehicles on approach to a detached garage. The rear garden is perfect for outdoor entertaining, being adjacent to the conservatory for easy access, with patio and lawn areas, great for alfresco dining and relaxing. Close to local services, supermarkets, main road access and excellent motorway connectivity, local schools and bus routes. Viewing is essential to fully appreciate.

Entrance Porch -

Being uPVC double glazed and brick built constructed with uPVC double glazed door to the front and another with side uPVC double glazed panel to Entrance Hall.

Entrance Hall -

with stairs to first floor and radiator.

Lounge - 14' 1" x 10' 1" (4.29m x 3.07m)

with uPVC double glazed window to the front, ceiling light and radiator, open plan to Kitchen/Diner.



Kitchen/Diner - 17' 0" x 7' 9" (5.18m x 2.36m)

With a range of wall, drawer and base units with contrasting working surfaces, electric cooker, sink and drainer, space for upright fridge freezer, uPVC double glazed window and patio door to the Conservatory.



Conservatory - 16' 7" x 8' 6" (5.05m x 2.59m)

Being uPVC double glazed constructed with double door to the rear, room for sitting and dining and useful plumbing for washer.

First Floor Landing -

with loft access point having a retracting ladder and being boarded with light, ceiling light and doors off.

Bedroom One - 14' 5" x 9' 0" (4.39m x 2.74m)

with two uPVC double glazed windows to the front, fitted wardrobes, radiator, ceiling light and recessed storage area.



Bedroom Two - 10' 6" x 9' 10" (3.20m x 2.99m)

with uPVC double glazed window to the front, radiator and fitted wardrobes.



Bathroom -

with a three piece suite comprising low suite W.C stylish wash hand basin on vanity unit, "P" shaped bath with shower over, part tiled elevations and uPVC double glazed opaque window to the rear

Outside -

To the front is a lawn garden and flowerbed borders, driveway parking approaching the detached garage.

Rear Garden -

A large sunny patio area perfect for garden furniture and pots, lawn garden edged with shrubs, plants and extremely well designed and maintained.



Detached Garage -

with up and over door, power and light.

Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm