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RIPON AVENUE, WHITEFIELD, M45 8PE



- Fantastic Family Home
- No Chain
- 3 Bedrooms
- Driveway Parking
- Freehold
- Refurbished throughout in 2023
- Council Tax Band B
- EPC D



Offers in the Region Of £225,000

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Offered with NO CHAIN a beautifully presented recently refurbished (Feb 2023) end townhouse which is available to buy with Cardwells Estate Agents Bury. Situated in Whitefield the property benefits from all the area has to offer from popular bars and restaurants such as Baci, Porada and Mezzaluna, good schools such as Parrenthorn High School, Elms Bank School and excellent transport links including the metro link which will take you straight to Manchester and beyond. The property briefly comprises of three bedrooms and family bathroom. The kitchen is a good size and there is fantastic entertaining and living space in the through lounge diner. Outside there is a low maintenance Astro turf lawn and patio and to the front is driveway parking. Viewing is strictly by appointment via, Cardwells Estate Agents Bury on 0161 761 1215, via email bury@cardwells.co.uk or visit the website at www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: uPVC double glazed door to front, uPVC double glazed to side of front, laminate flooring, composite door to stairs.

Hall: Entrance to lounge diner, stairs up to 1st floor.

Lounge diner: 23' 6" x 10' 6" (7.17m x 3.19m) at widest points Laminate floor throughout, double glazed bay window to front, French doors to rear, feature fireplace.

Kitchen: 16' 9" x 9' 2" (5.11m x 2.79m) at widest points Double glazed windows to rear and side, uPVC door to side, wall and base units. Integral oven and hob with fan over, space for dishwasher. Space for washing machine, extractor fan, walls partly tiled to compliment, two radiators, space for fridge freezer, single sink unit.

Landing: 11' 10" x 2' 9" (3.61m x 0.83m) Double glazed window to side, carpeted, loft access, radiator.

Master bedroom: 10' 11" x 8' 6" (3.33m x 2.6m) at widest points Double glazed window to front, carpeted, built-in wardrobe, radiator.

Bedroom 2: 10' 11" x 10' 9" (3.32m x 3.28m) at widest point Double glazed window to rear, floor carpeted, radiator

Bedroom 3: 7' 5" x 11' 5" (2.27m x 3.47m) at widest points Double glazed window to front, floor carpeted, radiator

Bathroom: 8' 10" x 5' 5" (2.7m x 1.64m) Four piece white suite, including bath, pedestal sink and WC. Corner shower, heated towel rail, laminated floor tiles to compliment, double glazed frosted effect window to rear

Outside: To the front, driveway and gravelled area. At the rear, privacy fencing, flags, patio area border, Astro turf lawn

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bury, 0161 761 1215 or via bury@cardwells.co.uk

Conservation Area Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

Bury 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 £1695.21 (at the time of writing).

Plot Size Cardwells Letting Agents Bury pre marketing research indicates that the overall plot size is 0.04 Acres

Floor Area The approximate floor area of the property extends to 58 square metres (this is on the EPC)

Tenure Cardwells Letting Agents Bury pre marketing research shows that the property is freehold

Thinking of renting or selling a property? Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215,

bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

