

**RYECROFT AVENUE, TOTTINGTON. BL8 3LX**



- Three Bedroomed Semi Detached
- Stunning Kitchen Extension
- Two Reception Rooms
- Modern Shower Room
- Rear Garden
- Sought After Location
- Internal Viewing Advised
- Ideal Family Home



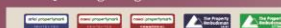
**£325,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this superbly presented three bedroom semi detached home. Professionally extended and boasting a stunning kitchen and bathroom, this lovely property must be viewed to be fully appreciated! Comprising: entrance hallway, downstairs wc, lounge, large open plan dining and family room, stunning extended breakfast kitchen, three bedrooms and a newly fitted shower room. Externally this property has good sized gardens to the front and rear with double gated to the rear for potential off road parking! Situated close to local amenities, Tottington High school and transport links this really is an ideal family starter home! 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 or visiting: www.Cardwells.co.uk

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

**Entrance Hallway** Composite door and frosted UPVC double glazed window to entrance. Kardean flooring. Radiator. Ceiling light point.

**Guest WC** Low flush wc. Wall hung wash hand basin. Ceiling light point.

**Lounge** 14' 4" x 11' 9" (4.37m x 3.58m) UPVC double glazed box bay window to front aspect. Laminate flooring. Wall hung electric fire. Radiator. Ceiling light point.

**Open Plan Dining Room/Family Room** 16' 6" x 11' 8" (5.03m x 3.55m) UPVC double glazed patio doors and windows to rear aspect. Radiator. Two ceiling light points. Kardean flooring. UPVC double glazed window to side aspect.

**Kitchen** 15' 8" x 7' 7" (4.77m x 2.31m) Stunning kitchen with a range of wall and base units with complementing work surfaces and sunken sink with mixer tap. Integrated fridge and freezer, dishwasher and washing machine. Gas hob, electric oven and extractor hood. Spotighting, UPVC double glazed window to rear aspect. Two UPVC double glazed windows to front aspect. Velux skylight. Radiator. Tiled flooring.

#### **First Floor Landing**

**Shower Room** 8' 11" x 5' 8" (2.72m x 1.73m) Wall in shower tray with glass door. Low flush wc. Wash hand basin. Wall and floor tiling. Spotighting. Chrome effect towel radiator. UPVC double glazed window to rear aspect. Under floor heating

**Bedroom 1** 14' 0" x 10' 6" (4.26m x 3.20m) UPVC double glazed box bag window to front aspect. Radiator. Spotighting.

**Bedroom 2** 14' 7" x 8' 8" (4.44m x 2.64m) UPVC double glazed box bay window to rear aspect. Fitted wardrobes to both sides of chimney breast. Radiator. Ceiling light point.

**Bedroom 3** 6' 8" x 6' 7" (2.03m x 2.01m) UPVC double glazed window to front aspect. Currently being utilised as a walk in wardrobe. Radiator. Ceiling light point.

**Externally** Gated and block paved garden to the front, with paving to side. To the rear a landscaped rear garden with artificial grass and composite decking area. Freestanding shed. Double gated leading to shed for the potential to create off road parking to the rear.

**Price** £325,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 1st January 1932, meaning that there are 906 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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

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