



## Ricroft Road, Compstall SK65JR

This well presented, 3 bedroom semi detached home has a range of modern fixtures and fittings throughout and enjoys a location in the heart of Compstall Village backing onto fields. The accommodation features: Reception hall, lounge and separate dining room, newly fitted kitchen with certain integral appliances, ground floor bathroom, whilst to the first floor are three good sized bedrooms. Gas central heating is installed along with double glazing. The tiered rear garden is backing onto surrounding fields/countryside. Take a look - houses on this side of the road always prove popular. EPC rating TBC. Council Tax D. Tenure Long Leasehold.

Price Guide: £325,000



## ENTRANCE HALL

## LOUNGE

16' 3" x 10' 11" (4.95m x 3.32m)



## BEDROOM ONE

18' 0" x 9' 0" (5.48m x 2.74m)



## Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)



## KITCHEN

8' 5" x 12' 0" (2.56m x 3.65m)



## BEDROOM TWO

10' 10" x 8' 0" (3.30m x 2.44m)



## BEDROOM THREE

9' 2" x 8' 3" (2.79m x 2.51m)

## Dining Room

12' 5" x 10' 11" (3.78m x 3.32m)



## OUTSIDE



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