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RIBCHESTER DRIVE, BURY, BL9 9JT



- Semi Detached
- Three Bedrooms
- Freehold Tenure
- Driveway for Numerous Cars
- No Onward Chain
- Rear Garden
- Ideal Family Home
- Early Viewing Advised



£250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached FREEHOLD home. Offered with no onward chain delay this lovely property comprises; entrance hallway, open plan lounge/dining room, modern fitted kitchen, three bedrooms and a three piece bathroom. Externally this property boasts a generous driveway for numerous cars to the front with laid to lawn gardens to the front and rear. Situated close to local amenities, fantastic schools and colleges and superb transport links, this property would suit a family! 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 Radiator. Ceiling light point. Stairs to first floor. Laminate flooring.



Lounge/Diner 24' 6" x 12' 10" (7.47m x 3.91m) UPVC double glazed window to front aspect. UPVC double glazed French doors leading to rear garden. Two radiators. Two ceiling light points. Laminate flooring. Under stairs storage cupboard. Electric fire and feature surround.



Kitchen 9' 0" x 7' 9" (2.75m x 2.37m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. A range of modern wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated washing machine. Space for fridge freezer.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Panelled bath with overhead electric shower. Low flush wc. Wash hand basin and vanity unit under.



Bedroom 1 12' 4" x 9' 2" (3.75m x 2.80m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.



Bedroom 2 12' 1" x 9' 3" (3.69m x 2.81m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 6' 11" x 6' 8" (2.11m x 2.02m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally To the front a driveway for numerous cars and laid to lawn gardens. To the rear a paved patio area and laid to lawn gardens. Freestanding shed.

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

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,146 (at the time of writing).

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "No" risk of flooding.

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 Ltd"

