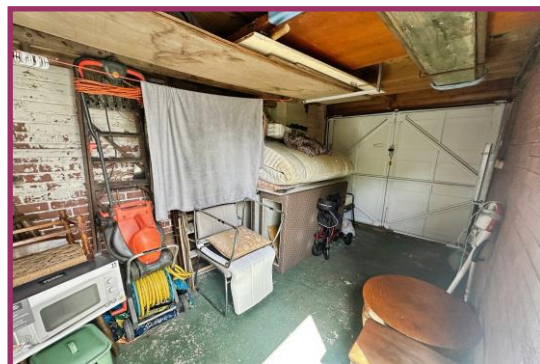




RIBCHESTER DRIVE, BURY, BL9 9JT



- Two Bedroomed Semi Detached
- Garage
- Driveway
- No Onward Chain
- Ideal First Time Buy
- Mature Gardens
- In Need of Updating
- Internal Viewing Advised



Offers Over £190,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Two Bedroom Semi-Detached Home with Excellent Potential – Offered with No Onward Chain. Cardwells Estate Agents are pleased to bring to the market this two-bedroom semi-detached home, situated within a sought-after and convenient residential location. Offered with no onward chain delay, the property provides an excellent opportunity for buyers looking for a home they can update and improve to suit their own requirements. The property would benefit from cosmetic modernisation throughout, but offers a practical layout, good-sized accommodation, and plenty of potential for improvement. The accommodation begins with an entrance hallway leading into an open-plan lounge and dining room, providing a generous living space with scope to be refreshed and adapted. The kitchen offers a functional area which would benefit from updating and gives buyers the opportunity to redesign or modernise according to their needs. To the first floor are two bedrooms, along with a bathroom that would also benefit from improvement. Externally, the property occupies a pleasant plot with mature gardens to both the front and rear, offering outdoor space with potential for landscaping or further enhancement. A driveway provides off-road parking and leads to a garage with an up-and-over door, providing additional storage or parking space. The home is conveniently located close to a range of local amenities, Derby High School, Bury Town Centre and nearby tram links, making it a practical choice for a variety of buyers. With its desirable location and scope for improvement, this property presents a great opportunity for those looking to renovate, personalise, and add value over time.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 12' 3" x 11' 7" (3.74m x 3.53m) UPVC double glazed window. Radiator. Ceiling light point. Feature gas fire and surround. Archway to dining room.

Dining Room 9' 2" x 7' 4" (2.79m x 2.24m) UPVC sliding patio doors. Radiator. Ceiling light point.

Kitchen 9' 0" x 7' 2" (2.75m x 2.19m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. Space for fridge freezer.

First Floor Landing

Bathroom 6' 11" x 5' 10" (2.10m x 1.78m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin.

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.60m) UPVC double glazed window. Radiator. Ceiling light point. Two storage cupboards.

Bedroom 2 9' 11" x 7' 10" (3.03m x 2.40m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Driveway leading to a garage with up and over door. To the front a mature laid to lawn garden. To the rear a paved patio area with laid to lawn garden with mature shrubbery and trees.

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.

Viewing 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

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 £1,987 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" 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"

