# 1 Ryecroft Avenue, Hambleton, FY6 7AB

## Two Bedroom Semi Detached Bungalow

## £209,950

2 1 1







## A TRUE BUNGALOW WITH CHARM & POTENTIAL!

Shoreline Estates are delighted to present this lovingly maintained two-bedroom semi-detached true bungalow in the sought-after village of Hambleton. Neat as a pin throughout, the property offers a spacious kitchen, conservatory, boarded loft, detached garage and established gardens. Whilst offering scope for modernisation, this much-loved home is bursting with potential and is ideal for downsizers or those seeking single-storey living.
A fantastic opportunity in a desirable village location – early viewing is highly recommended!

**Hallway** Meter cupboards, Loft access to boarded loft via 'slingsby' type ladder, Radiator,

**Lounge** 4.67m x 3.62 (15'4" x 11'11")
Feature fireplace and television stand, uPVC double glazed window to front elevation, Radiator.

**Kitchen** 2.87m x 3.13x (9'5" x 10'3")
A range of wall and base cupboard units with complementary worktops and single drainer sink with mixer tap, Plumbed for a washing, Cooker point, Part tiled walls, uPVC double glazed window to rear elevation, Door leading into:

**Conservatory** 2.87mm x 3.62m (9'5" x 11'11")
uPVC double glazed window and door to rear elevation, Radiator.

**Bedroom** 3.34m x 3.62m (10'11" x 11'11")
uPVC double glazed window to rear elevation, Radiator.

**Bathroom** 2.81m x 1.67m (9'3" x 5'6")
Three-piece suite comprising panelled bath with electric shower over, Pedestal wash hand basin, Low flush WC, Tiled walls, uPVC double glazed window, Radiator

## Key Features

- Popular Residential Location
- Lounge
- Two Bedrooms
- Conservatory
- Spacious Kitchen
- Bathroom
- Gardens Front & Rear
  Detached Garage &
  Driveway
- Early Viewing Essential
- NO CHAIN

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**Shoreline Estates Ltd**
**57 Red Bank Road, Bispham,**
**Blackpool, FY2 9HX**

**Bedroom** 2.76m x 3.07m (9'1" x 10'1")
uPVC double glazed window to front elevation, Radiator.

**Outside**

**Parking**
Private driveway providing off street parking and access to the detached garage with up and over door.

**Front Garden**
The beautiful front garden is established with bushes and shrubs.

**Rear Garden**
Private enclosed rear garden designed for low maintenance and outdoor living. Established borders containing bushes and shrubs adds character to the space and offers opportunity to further landscaping or planting.

**GENERAL**

**TENURE**
Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

**FIXTURES & FITTINGS**
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

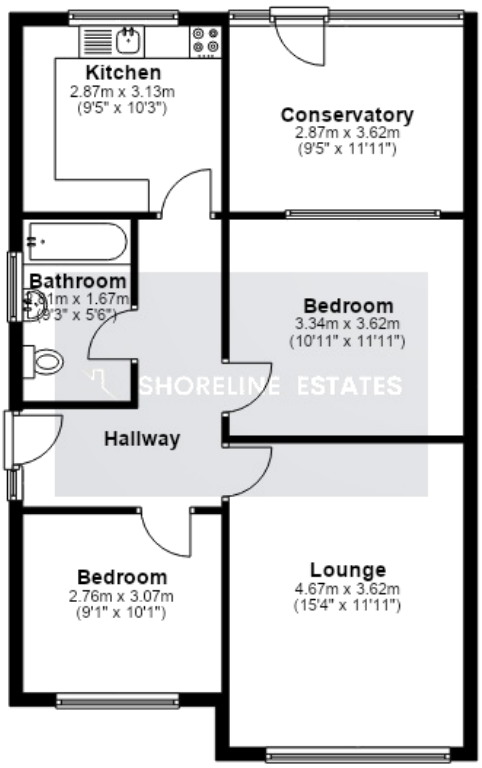
**INFORMATION**
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

**WARRANTIES**
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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**FREE VALUATION**
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Ground Floor




Awaiting EPC











## Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations

OnTheMarket




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