



**BATHROOM**



**BATHROOM**



**GARDEN**



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Incorporating: Wright Dickson & Catlow, WDC Estates

**RHIWLAS DRIVE, BURY, BL9 9DD**



- MATURE SEMI- DETACHED
- FULLY MODERNISED
- THREE BEDROOMS
- 18FT LOUNGE-DINER
- GLOSS WHITE KITCHEN
- LUXURY BATHROOM
- GCH AND D.GLAZED
- DRIVEWAY/GARDENS



**£139,950**

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\*IMMACULATELY APPOINTED MATURE SEMI-DETACHED HOUSE\*COMPREHENSIVELY MODERNISED AND MUCH IMPROVED\*STYLISH INTERIOR WITH NEUTRAL DECOR\*SUPERB LUX. BATHROOM\*NO CHAIN INVOLVED\* Viewing is essential to fully appreciate this highly appointed semi detached family home which stands in a good size plot with driveway parking and well sized gardens. The house is well placed for Bury, the town centre being easily accessible as are a good range of schools, 6th form colleges, transport and lesiure facilities. The property is fully upvc double glazed, gas centrally heated and has accommodation comprising; ENTRANCE HALL, 18FT LOUNGE DINER WITH DUAL ASPECT, GLOSS WHITE KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A FAMILY BATHROOM. The property is sold with NO CHAIN!

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Front elevation window and entrance door, central heating radiator, balustraded stairs.

**Lounge/Diner** 17' 9" x 10' 8" (5.41m x 3.25m) Dual aspect room with front and rear elevation windows, two central heating radiators, mounted contemporary style electric fire with flame effect and remote control function, bay window.

**Kitchen** 10' 9" x 5' 8" (3.27m x 1.73m) Modern fitted kitchen with a range of gloss white cupboards and drawers, coordinating laminate worktops, integrated stainless steel gas hob, electric oven, cooker hood and splashback, inset stainless steel sink with mixer tap, space and plumbed for appliances, central heating radiator, rear elevation window, entrance door to the side.

**First Floor Landing** Stairs with half landing, side window, landing with loft access.

**Bedroom 1** 11' 1"into bay x 10' 9" (3.38m x 3.27m) Bay window to the front elevation, central heating radiator.

**Bedroom 2** 10' 9" x 8' 10" (3.27m x 2.69m) Rear elevation window, central heating radiator.

**Bedroom 3** 7' 11" x 7' 6" (2.41m x 2.28m) Rear elevation window, central heating radiator.

**Family Bathroom** 7' 9" x 6' 5"max (2.36m x 1.95m) High end bathroom with ceramic travertine style wall tiling, white suite comprising; panelled bath with thermostatic chrome bar shower mounted over and fitted bath screen, pedestal wash basin and wc. Inset ceiling downlighters, chrome towel radiator, floor tiling and front elevation window.

**Externally** Driveway and front garden, fenced and gated to the side, entry to good size fully enclosed rear garden.

**Additional Information** The property we are advised by the vendors has undergone a comprehensive scheme of modernisation to include: Front entrance canopy, external doors, facias and soffits, internal doors and frames, fitted kitchen and floor, rewiring, plumbing, bathroom, internal plastering, carpets, blinds, skirting boards, cavity wall insulation.

**Price** £139,950

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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

**Please note: all viewings are by appointment only through our BURY Office**

that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**HALLWAY**



**LOUNGE/DINER**



**LOUNGE/DINER**



**KITCHEN**



**KITCHEN**



**BEDROOM 1**



**BEDROOM 2**



**BEDROOM 2**