



3 Bedroom End Terraced for Sale - Offers Over £180,000

Ryecroft Avenue, Tottington, Bury, BL8 3LX



KEY FEATURES

- END OF TERRACED PROPERTY • DECEPTIVELY SPACIOUS ACCOMMODATION • TWO LARGE RECEPTION ROOMS • THREE DOUBLE BEDROOMS • WELL PROPORTIONED FITTED KITCHEN • SPACIOUS FOUR PIECE BATHROOM • GAS CENTRAL HEATING/DOUBLE GLAZING • SECURITY ALARM SYSTEM • GOOD SIZED REAR GARDEN • SOLD WITH NO ONWARD CHAIN

Description

**** A DECEPTIVELY SPACIOUS THREE BEDROOMED END OF TERRACE PROPERTY IN A POPULAR LOCATION IN TOTTINGTON VILLAGE ****

If a property was to be described as "deceptively spacious" then this would be the one! A property with substantial accommodation and a myriad of possibility to enhance this family home.

We are delighted to receive instructions to offer for sale this superb three-bedroom, two reception room, end of terraced house located within Tottington village. The property has been well loved by its current owners, simply requiring cosmetic upgrading to a prospective purchasers personal taste whilst not comprising on space or accommodation. A perfect "project" for a growing family looking for a large home on which to make their mark over time.

With a well-proportioned garden to the rear elevation and additional outbuildings, set in a desirable location, ideally located for access to Tottington village and it's amenities, the property is in close proximity to the open countryside and popular local walks, and provides access for travel to Bury Town Centre and onward travel, by personal or public transport. Within close proximity to local nursery, primary and secondary education, the property must be viewed to appreciate the true size of this accommodation.

The current accommodation comprises, to the ground floor, entrance porch with original tiled flooring, hallway, well-proportioned reception room to front elevation, large reception room to the rear elevation, spacious fully fitted kitchen with integral appliances and a separate walk-in larder room.

A light and airy staircase leads to the first floor accommodation, comprising of large hallway with window to side elevation, three good sized double bedrooms and sizeable four-piece family bathroom with separate shower cubicle.

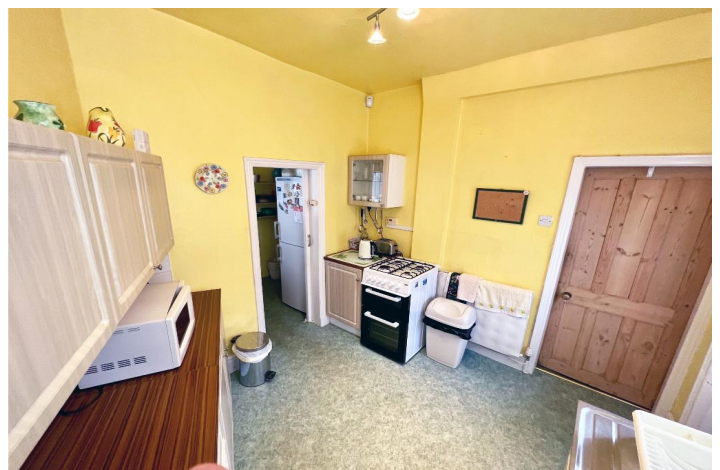
Externally and unusually for a terraced property, prospective purchasers have a spacious rear garden with outbuildings.

With a newly installed boiler, double glazing and security alarm system, viewing is recommended to appreciate the scope and possibility for reconfiguration the property offers to potential purchasers.

For details of the Energy Performance Certificate, please contact our offices.

Council Tax Band C

We are informed by our vendor that the property is leasehold. This will be confirmed via the purchasers conveyancer.



Accommodation:

Entrance Porch

Entrance Hallway

Reception 1: 15'1 x 14'1 (4.59 x 4.28M)

Reception 2: 16'3 x 13' (4.96 x 3.96M)

Kitchen: 10'6 x 8'10 (3.20 x 2.7M)

Pantry Room

First Floor Hallway

Bedroom 1: 14'1 x 12' (4.59 x 4.28M)

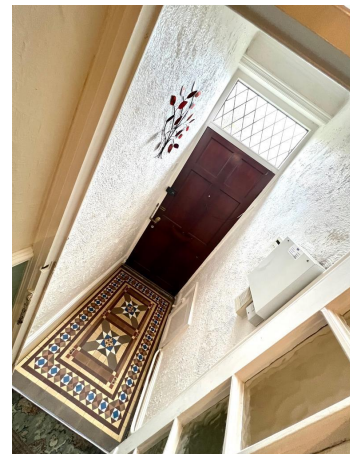
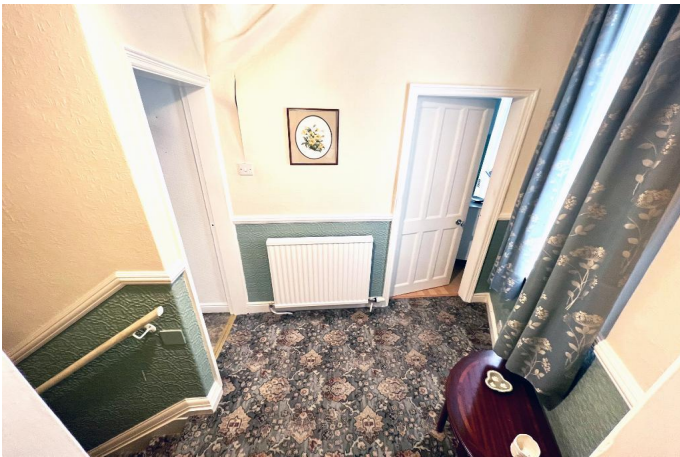
Bedroom 2: 10'6 x 9'10 (3.31 x 3.0M)

Bedroom 3: 12'10 x 7'5 (3.9 x 2.27M)

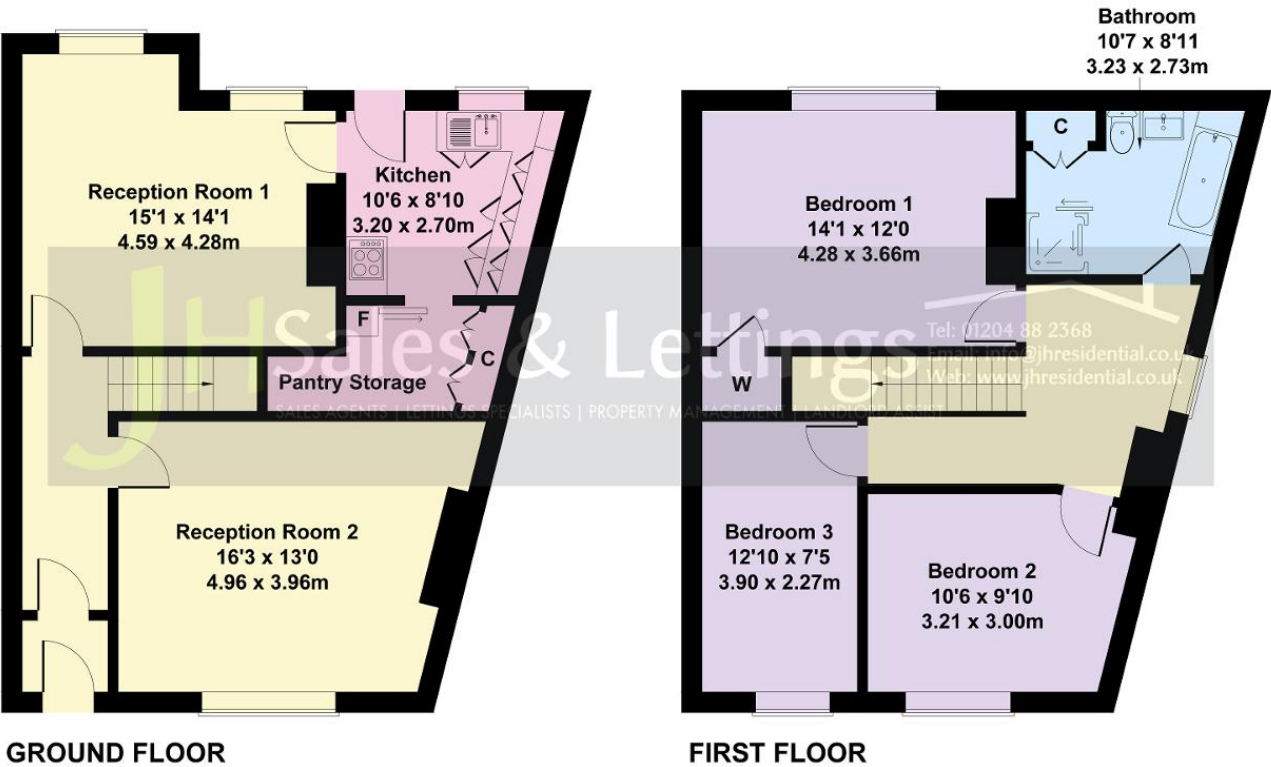
Bathroom: 10'7 x 8'1 (3.23 x 2.73M)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.



Approximate Gross Internal Area
1905 sq ft - 177 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		