



**15 RHIWLAS DRIVE**  
**Bury, BL9 9DD**  
**Offers Over £260,000**

# 15 RHIWLAS DRIVE

## Property at a glance

- TRADITIONAL BAY FRONTED SEMI DETACHED
- ELEVATED POSITION ON RHIWLAS DRIVE
- GENEROUS PLOT WITH GREAT POTENTIAL TO EXTEND
- THREE BEDROOMS (ALL CAN ACCOMMODATE DOUBLE BEDS)
- CONSERVATORY
- KITCHEN WITH RANGE OF APPLIANCES
- SEPARATE UTILITY ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

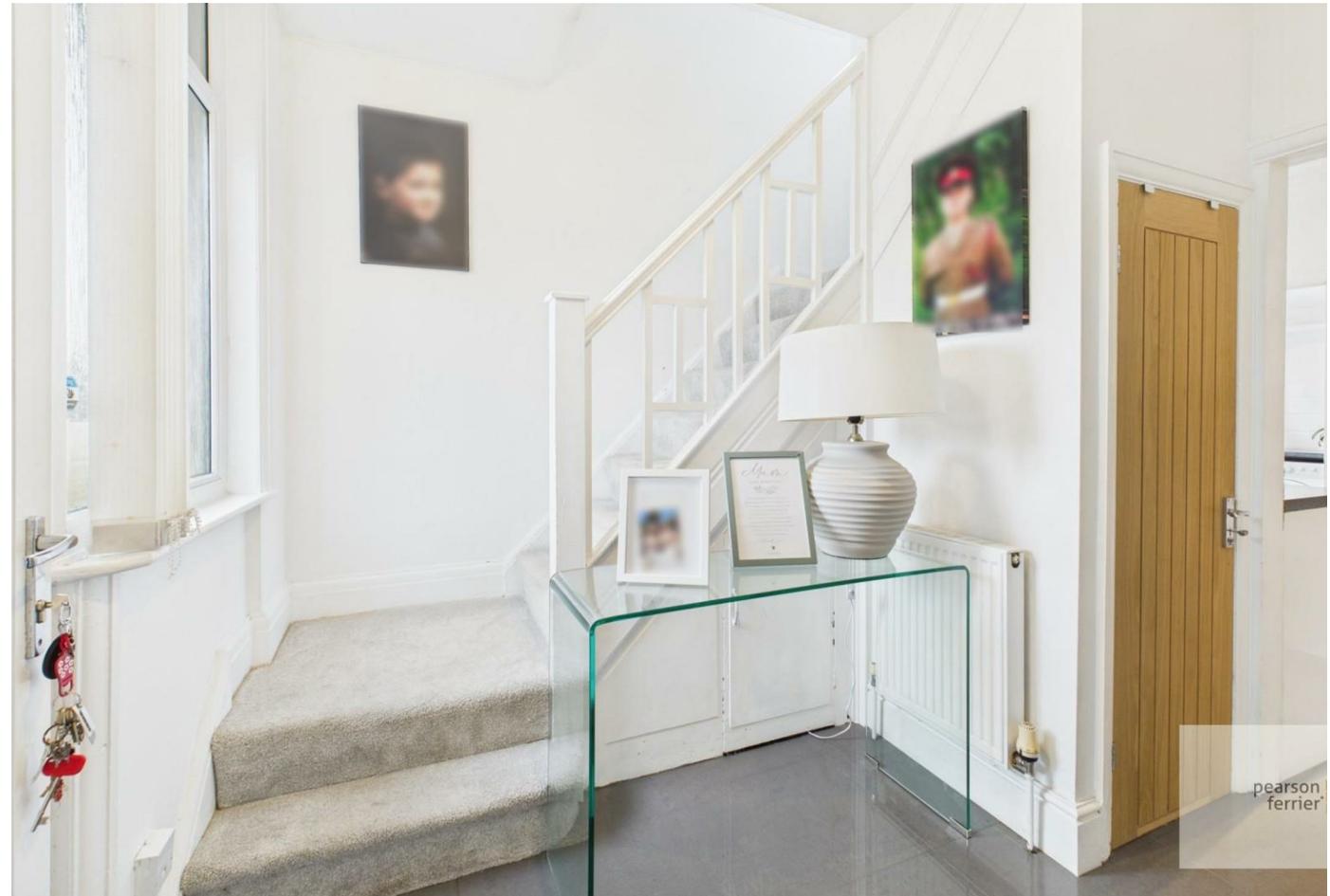
A much improved and beautifully presented bay fronted semi detached property located in an elevated position on Rhiwlas Drive within 1 mile of Bury town centre. The property is a credit to the current owner who has renewed the kitchen and bathroom fittings over the last few years and added a useful conservatory to create additional reception space. With combination gas central heating and upvc double glazing the accommodation briefly comprises: entrance hall with ground floor w.c. off, lounge with marble fireplace housing a living flame coal effect fire, conservatory, kitchen with a range of appliances, utility room, first floor landing, three bedrooms (all can accommodate double beds) and three piece bathroom. To the outside the property occupies a generous plot with lawned gardens to both the front, side and rear providing great potential to extend the accommodation if required.

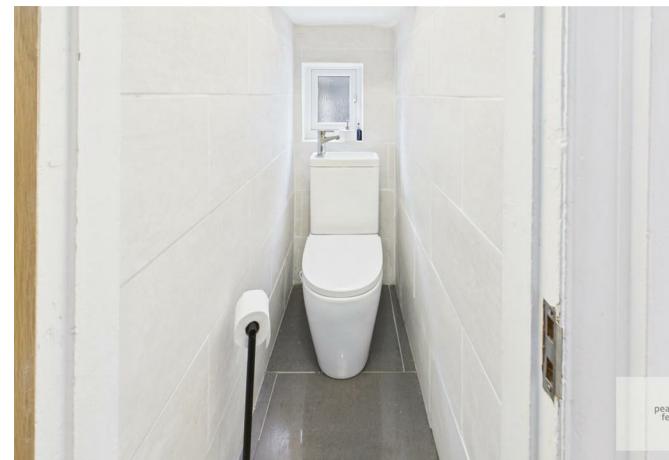
Tenure - Leasehold (Lease term of 999 years, 906 years remaining)

Ground Rent - £4

Council Tax Banding - B

EPC Rating - D

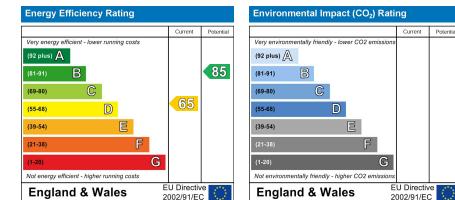




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