



pearson
ferrier®



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.

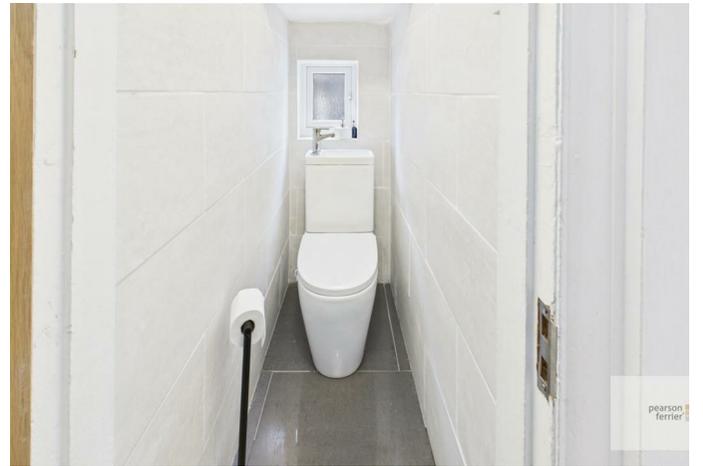
Tenure - Leasehold (Lease term of 999 years, 906 years remaining)

Ground Rent - £4

Council Tax Banding - B

EPC Rating - D





Bury Office
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
 Telephone: 0161 764 4440
 Fax: #
 Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

