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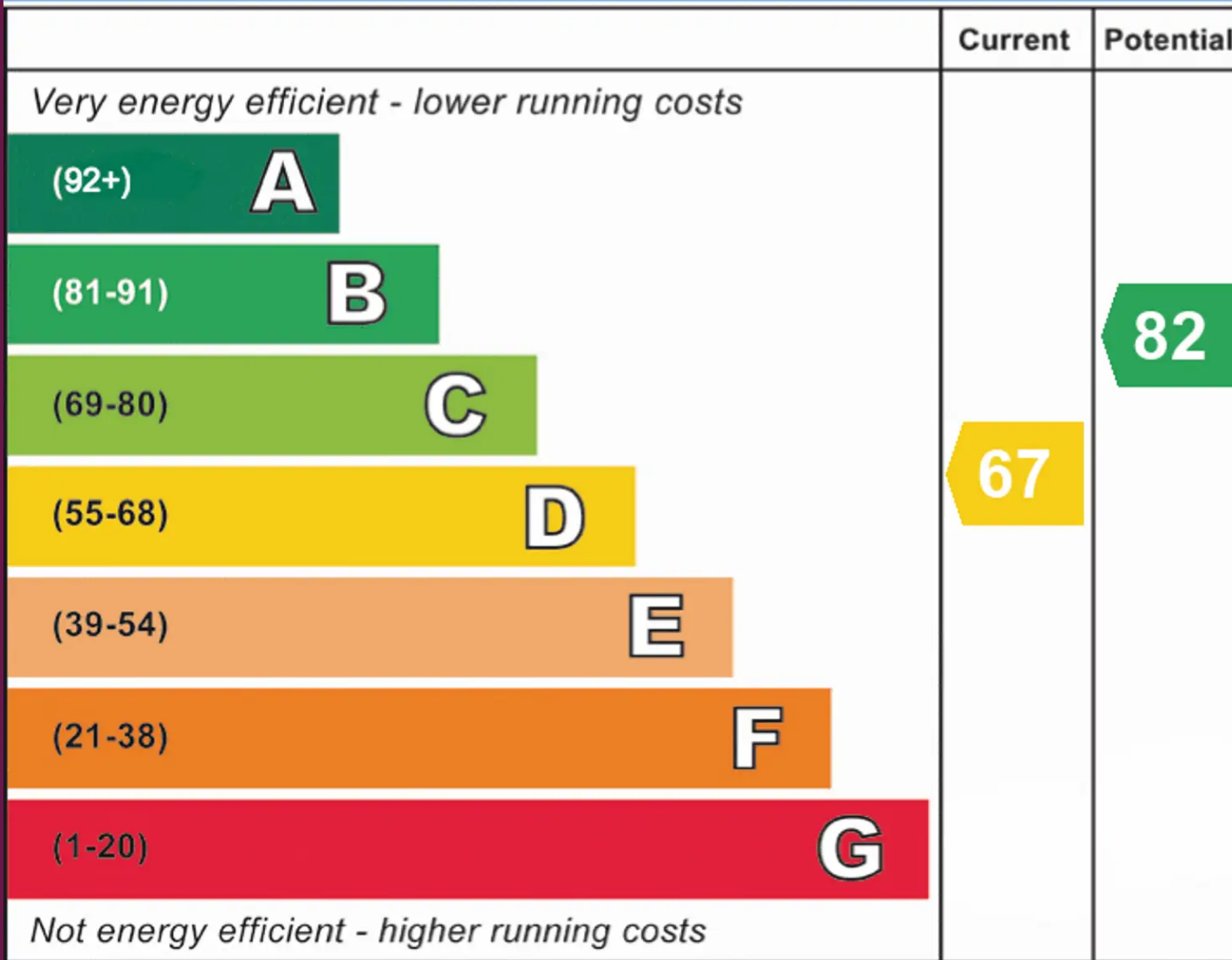


43 Lynnwood Drive, Cutgate

Offers in Region of £325,000



Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC



43 Lynnwood Drive

Cutgate, Rochdale

*** NO CHAIN / DETACHED TRUE BUNGALOW / FOUR BEDROOMS / LARGE BREAKFAST KITCHEN / UTILITY / WELL PRESENTED THROUGHOUT / SOUGHT AFTER LOCATION / BLOCK PAVED DRIVEWAY PARKING / PRIVATE REAR GARDEN / IDEAL SINGLE LEVEL LIVING ACCOMMODATION / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: D

Tenure: Leasehold

- No Chain
- Detached True Bungalow
- Three or Four Double Bedrooms
- Breakfast Kitchen & Utility
- Sought After Location
- Double Glazing & Gas Central Heating
- Private Rear Garden
- Driveway Parking
- Cul-De-Sac Location
- Viewings Highly Recommended



Entrance Porch

6' 4" x 5' 0" (1.92m x 1.53m)

Front facing entrance door, front and side facing double glazed windows, radiator, storage cupboard, double doors giving access to the lounge.

Lounge

15' 12" x 21' 2" (4.87m x 6.44m)

Front facing double glazed window, radiator, neutral décor with feature decorated wall, fireplace with gas fire.

Breakfast Kitchen

15' 7" x 19' 2" (4.76m x 5.85m)

Rear facing double glazed window and rear facing door giving access to the private rear garden, radiator, neutral décor, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces and splash backs, gas hob, extractor, oven, microwave, sink & drainer, plumbed for dishwasher, integrated fridge & freezer and access to the utility.

Utility

7' 1" x 3' 1" (2.15m x 0.93m)

Open access to both bedroom four and the breakfast kitchen, storage cupboard, plumbed for automatic washing machine and tumble dryer.

Bedroom Four/Dining Room

10' 4" x 9' 5" (3.16m x 2.88m)

Front facing double glazed window, radiator, open access to the utility, double room.

Inner Hallway

10' 7" x 2' 9" (3.22m x 0.83m)

Accessed via the lounge and leading to bedrooms one, two & three and the shower room.

Bedroom One

13' 9" x 8' 11" (4.19m x 2.72m)

Rear facing double glazed window, radiator, neutral décor, fitted wardrobes, double room.





GARDEN

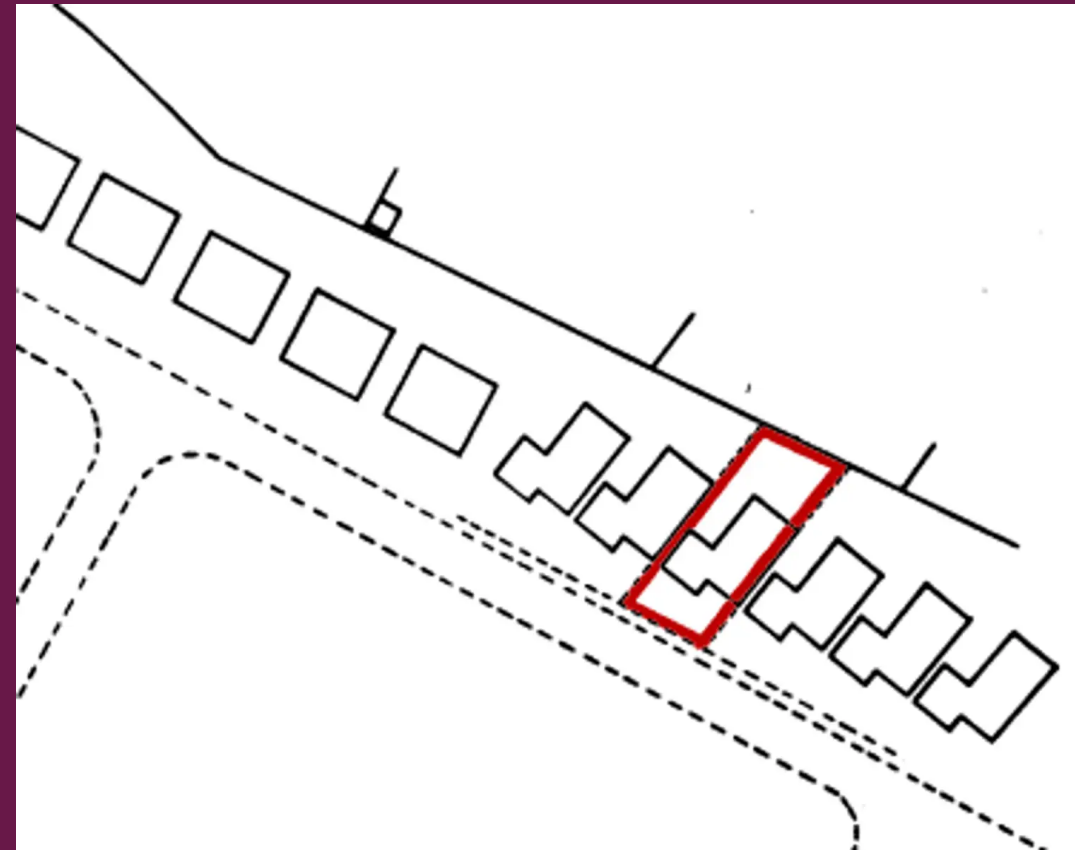
Externally the property offers a lawned front garden with planting beds to borders. Gated access to the private rear garden with artificial lawn, paved patio seating area, planting beds to borders all enclosed with fenced boundaries.

ON DRIVE

2 Parking Spaces

Block paved driveway parking.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Revilo Homes & Mortgages- Rochdale

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