



19

Ryelands Close

Buersil Rochdale OL16

£129,950

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- Semi-detached bungalow
- Extended lounge
- Modern dining-kitchen
- 2 bedrooms
- Modern shower room
- Garage; Attractive garden



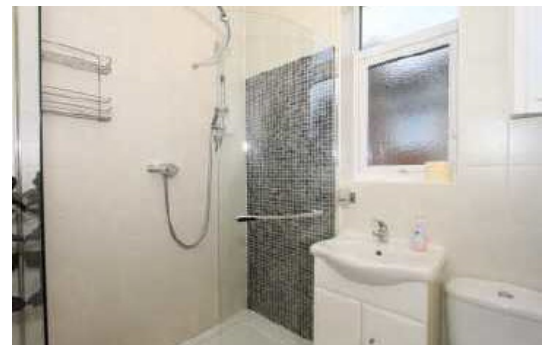
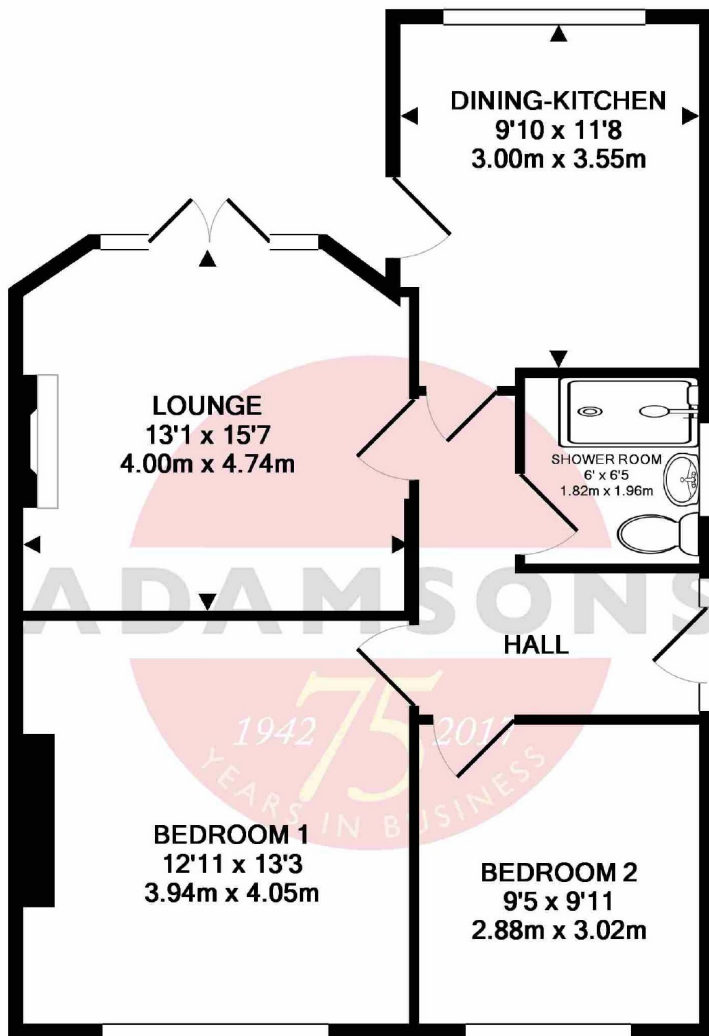


Situated towards the head of this attractive cul-de-sac development, an extended and very well presented 2 bedroom semi-detached true bungalow. The property has the benefit of a good sized drive, brick built garage and pleasant garden which the lounge overlooks. Conveniently located within a short walk of local shops and buses on Oldham Road.

The accommodation comprises: L-shaped HALL with meter cupboard; extended LOUNGE with French doors overlooking the garden, modern electric fire to limestone style fireplace; DINING-KITCHEN with beech style units, integral electric double oven, gas hob, extractor hood, plumbing for washing machine, recess for fridge-freezer and ample space for table; BEDROOM 1 being a good sized double room with fitted wardrobes; large single BEDROOM 2; modern SHOWER ROOM comprising large shower cubicle with plumbed shower, WC, washbasin, chrome towel rail, cupboard and fully tiled walls. There is a brick built single garage, long block-paved drive and attractive gardens.

The property is understood to be long leasehold subject to a ground rent of £5 pa; Council Tax Band B; uPVC double glazed; Gas central heating (condensing combi-boiler); Cavity wall insulation.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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