

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Rixton Drive, Tyldesley

Situated in a well-established residential location with good access to Tyldesley town centre is this two bedroom true bungalow in a cul-de-sac position to include gardens to the front and rear, drive leading to a detached garage.

**Asking Price £220,000**

# 16 Rixton Drive

## Tyldesley, M29 8NL



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

17'5 (max) x 11'2 (max). (5.18m'1.52m (max) x 3.35m'0.61m (max). )  
Gas fire. Radiator. TV point.

KITCHEN/DINING AREA

11'3 (max) x 10'4 (max). (3.35m'0.91m (max) x 3.05m'1.22m (max).)  
KITCHEN/DINING AREA 11'3 (max) x 10'4 (max). Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Hob. Extractor fan. Built in oven. Radiator. Plumbing for washing machine.

BEDROOM

11'5 (max) x 11'1 (max). (3.35m'1.52m (max) x 3.35m'0.30m (max).)  
BEDROOM 11'5 (max) x 11'1 (max). Fitted wardrobes. Radiator.

BEDROOM

10'3 (max) x 7'8 (max). ( 3.05m'0.91m (max) x 2.13m'2.44m (max). )  
Radiator.

BATHROOM

8'1 (max) x 4'6 (max). ( 2.44m'0.30m (max) x 1.22m'1.83m (max). )  
Panelled bath with overhead shower, Vanity hand wash basin. Low level WC. Chrome heated towel rail. Part tiled walls.

LOFT

The loft is accessed via a loft ladder and is 2/3 boarded with lights and power.

OUTSIDE:

PARKING

The property has a drive offering ample off street parking leading to a detached garage.

GARDEN

There are gardens to the front and rear. The rear garden is mainly laid to lawn with raised flower beds, established trees and shrubs.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

M29 8NL







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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