



Ryeburn Drive Bromley Cross Bolton 3 Bedrooms

- ***** NO UPWARD CHAIN *****
- EXTENDED PROPERTY
- QUIET CUL-DE-SAC LOCATION
- WHITE HIGH GLOSS KITCHEN UNITS
- DINING ROOM & SUN ROOM
- LUXURIOUS SHOWER ROOM & GUEST WC
- DETACHED SINGLE GARAGE
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM
- EPC D

Price £390,000



Entrance Hall 8'1" (2.46m) x 2'10" (0.86m)

A glazed composite door welcomes you into the property. The hall has tiled flooring and doors into the lounge, kitchen, guest wc, the 2nd bedroom and the storage cupboard.

Lounge 12'1" (3.68m) x 20'0" (6.1m)

The lounge is nice & bright, neutrally decorated and has a feature fireplace with a living flame gas fire providing the focal point of the room. It is carpeted, has a bay window on the front elevation with a radiator positioned beneath, another window on the side elevation with a radiator positioned beneath and a door into the inner hall.

**Kitchen 8'1" (2.46m) x 10'6" (3.2m)**

Modern white high gloss wall & base units with granite effect laminate worktops and high gloss splashbacks. The boiler is hidden away behind a corner wall unit. In the housing unit you will find a Bosch single electric oven and a Siemens microwave. There is a halogen hob with an angled glass extractor above, an integrated fridge, integrated dishwasher and a space ready plumbed for a washing machine. Single bowl stainless steel sink with a mixer tap and a window above on the side elevation. Tiled flooring, an arch through into the dining room and a glazed UPVC door on the side elevation. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

**Dining Room 11'3" (3.43m) x 9'9" (2.97m)**

Has room for a dining table and chairs plus additional furniture. There is a radiator, laminate flooring, doors into the 3rd bedroom, the inner hall and French doors into the sun room.

Sun Room 10'3" (3.12m) x 11'9" (3.58m)

The sun room is a brilliant addition to the property. A tranquil place to sit, read, or watch the birds in the garden. There is a radiator enabling it to be used all year round, laminate flooring and French doors open out onto the patio.

**Guest WC 4'11" (1.5m) x 2'7" (0.79m)**

Is fully tiled and is fitted with a white wc and a slimline wash basin on a vanity unit. Window with obscure glazing on the side elevation, a chrome heated towel rail and tiled flooring.

Inner Hall 6'0" (1.83m) Max x 4'7" (1.4m) Max

The inner hall is carpeted and has doors into the dining room, lounge, 3rd bedroom, shower room and the airing cupboard. The loft has a light and the access hatch is located here too.

Airing Cupboard (not included in floor area) 2'10" (0.86m) x 2'1" (0.64m)

Located in the inner hall, it houses the hot water tank and has shelving for towel storage.

Master Bedroom 9'3" (2.82m) x 11'9" (3.58m) Including Wardrobes

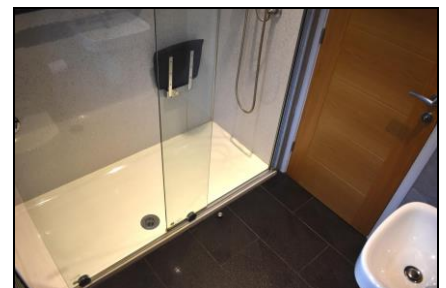
The master bedroom has a window on the rear elevation with a radiator positioned beneath. Sliding fitted wardrobes and laminate flooring.

**2nd Bedroom 8'1" (2.46m) Including Wardrobes x 10'11" (3.33m)**

Is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, chest of drawers and bedside table with drawers.

3rd Bedroom 9'0" (2.74m) Max x 9'9" (2.97m) Including Wardrobes

Is carpeted, has a window on the side elevation, a radiator and sliding fitted wardrobes.

**Shower Room 5'8" (1.73m) x 6'11" (2.11m)**

Modern & luxurious white 3 piece suite comprising of:- a wall hung toilet, half pedestal wash basin and a large thermostatic shower with wet wall and glass shower screen. Fully tiled walls and flooring, a chrome heated towel rail, storage unit and a window with obscure glazing on the side elevation.

Garage (not included in floor area) 11'9" (3.58m) x 17'2" (5.23m)

The detached single garage has an automated sectional door, power and lighting and is currently used purely for storage only.

Front Garden & Driveway

The frontage is open plan with the garden laid to lawn. A large driveway of pattern imprinted concrete offers easy off road parking. There is a planting area with established shrubs and wrought iron gates to both sides of the property.

Rear Garden

The rear garden has a patio the full width of the property. A lawn with a central path leads you down to another paved patio area with planting borders and a mature tree.

Freehold
Boiler located in the kitchen
Water Meter
Council Tax Band D
EPC Rating D