



## 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 £375,000**



**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**

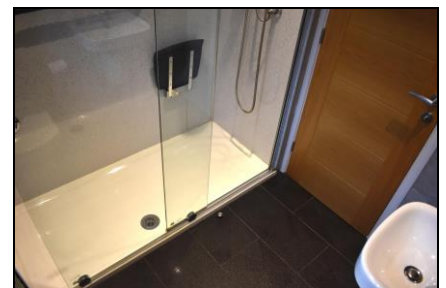
The master bedroom has a window on the rear elevation with a radiator positioned beneath. Sliding fitted wardrobes and laminate flooring.

**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