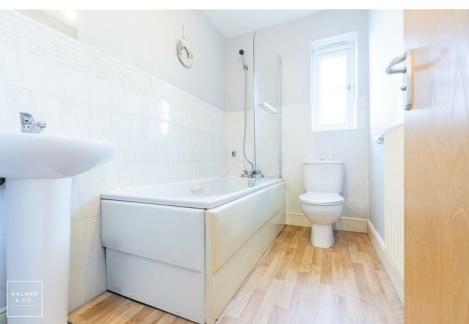


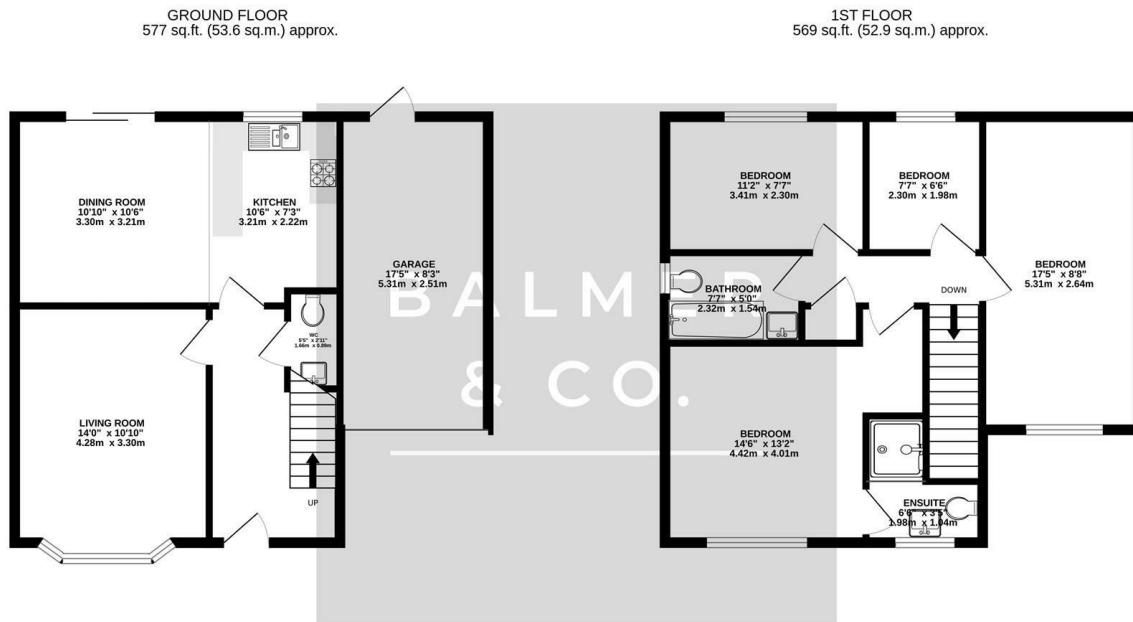
Rutherford Drive, Bolton, BL5 1DJ

Offers Over £340,000



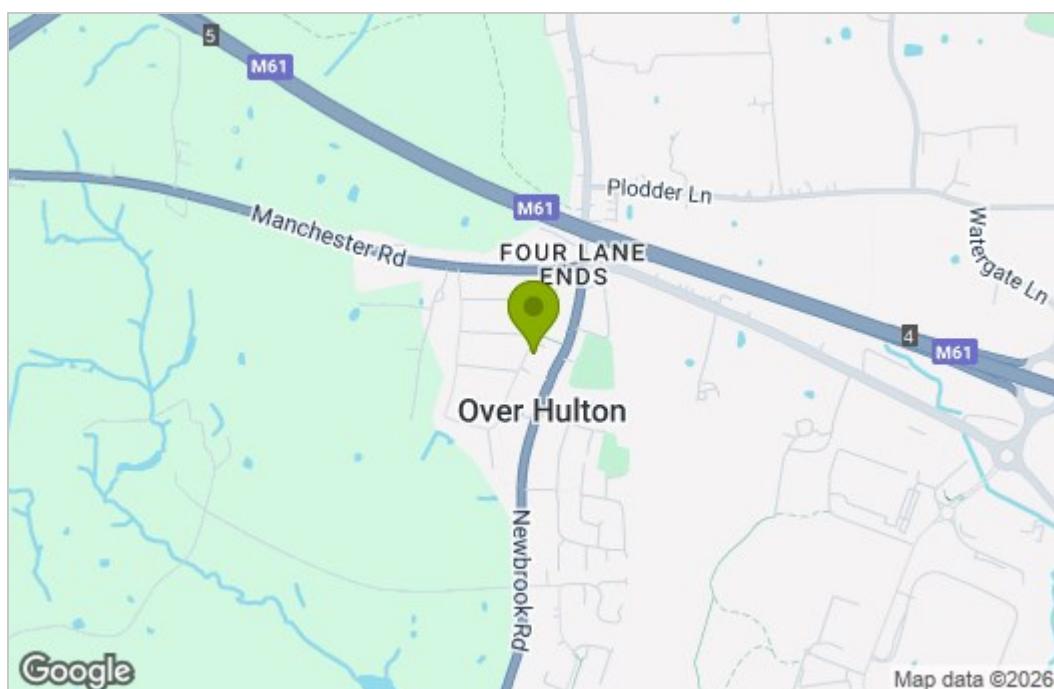
BALMER & CO in ATHERTON are delighted to offer FOR SALE this four bedroom detached family home located on Rutherford Drive, a popular and highly regarded area just off Newbrook Road in Bolton. Well presented throughout and conveniently placed for access to a range of amenities including shops, schools and transport links, it would make a perfect family home. The ground floor comprising in brief; entrance hallway with w.c, living room and a kitchen/dining room with patio doors to the rear garden. To the first floor is a master bedroom with an en-suite shower room, two further double bedrooms, a single bedroom and a three piece family bathroom suite. Externally, there is a small garden and driveway to the front of the property with an attached garage which can be accessed from the front and rear. To the rear of the property is an enclosed garden offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

Floor Plan

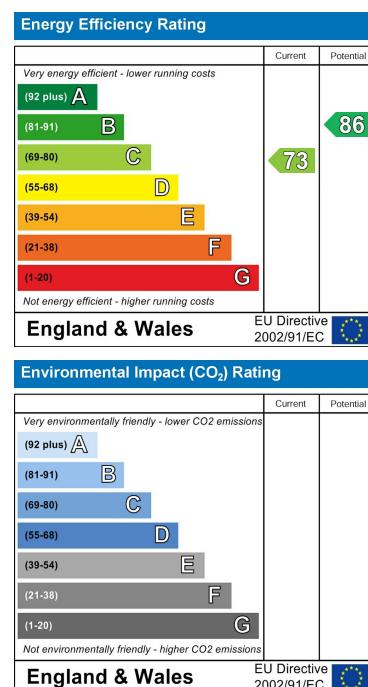


TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.