



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Immaculate Semi-Detached Property
- Highly Desirable Residential Location
- Open Plan Kitchen/Diner/Family Room
- Utility Room/Downstairs WC
- Three First Floor Bedrooms
- Extensive Landscaped Rear Garden
- Driveway Parking & Detached Garage

RUTHERFORD
DRIVE,
OVER HULTON

O/O £295,000



Rutherford Drive, Over Hulton



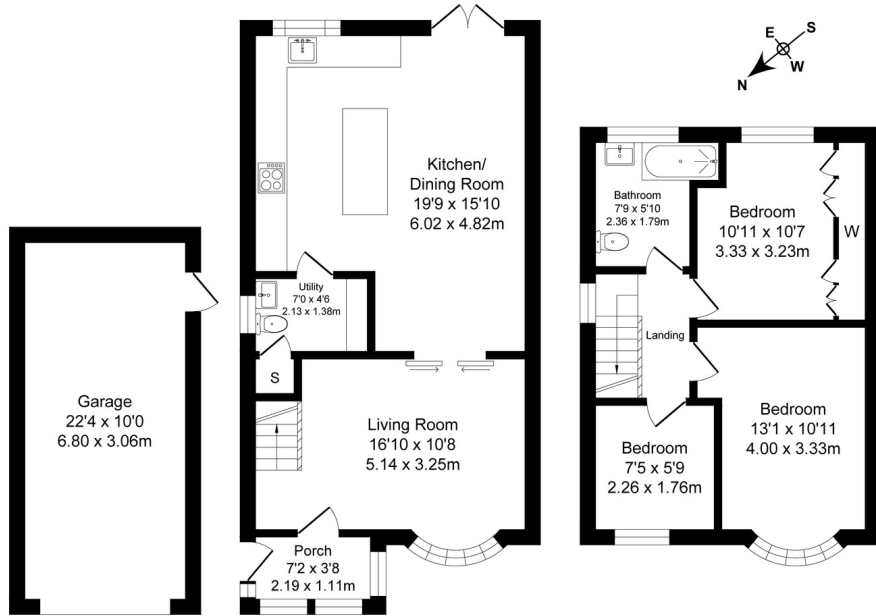
Rutherford Drive, Over Hulton



Rutherford Drive, Over Hulton

Total Approx. Floor Area 1195 Sq.ft. (111.0 Sq.M.)

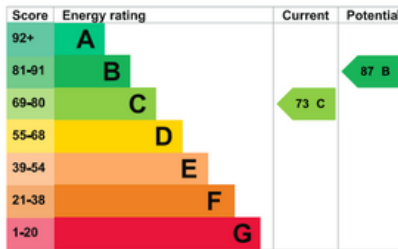
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 224 Sq.Ft (20.8 Sq.M.)

Ground Floor
Approx. Floor Area 558 Sq.Ft (51.8 Sq.M.)

First Floor
Approx. Floor Area 413 Sq.Ft (38.4 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Nestled at the heart of the highly desirable district of Over Hulton, this simply gorgeous semi-detached property will no doubt be in strong demand, presented to an immaculate standard throughout and having been thoughtfully extended to the rear. This impressive home has been thoroughly transformed under our client's attentive ownership, having been comprehensively modernised and refurbished throughout to create a home which is perfectly suited to the needs of modern day living. Amongst a host of salient points, including a magnificent rear garden, perhaps the greatest triumph here has been the creation of a stunning 19' open plan kitchen/diner/family room, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

Situated just off the A6 Manchester Road, the location is wonderfully convenient, equidistant from junctions four and five of the M61 and, therefore, ideal for those with a commute to consider, with the major commercial centres of Manchester, Preston and Bolton being easily accessible. A host of shops and amenities, as well as well-regarded schools are within easy reach, the latter being an important consideration for any family home. Despite its convenience, the area similarly affords beautiful local countryside on the doorstep for those leisurely walks with the dogs, perhaps stopping off at nearby Milk Maids on the return leg to indulge with one of their award-winning ice creams in those warm summer evenings.

The accommodation itself is lovely and light throughout, accentuated by the neutral and tasteful décor and extends to circa 1,195 square feet in total, entering via the entrance porch and proceeding directly into the inviting 16' lounge with its lovely feature bay window. The leaded stained glass feature window adds a delightful touch of character, harking back to this home's 1930s origins, whilst the stylish media wall with its integrated back-lighting firmly cements this property's 21st century credentials.

The smart wooden flooring extends through into the beautiful open plan kitchen/diner/family room, linking the spaces perfectly, with the ability to open up or close off these individual spaces, as required, via the glazed sliding double doors, which will be particularly useful when one is entertaining those most populous of gatherings, with guests also able to spill out onto the garden via the uPVC double glazed French doors for an after-dinner glass of something sparkling. This wonderfully sociable environment is the epitome of modern day living and undoubtedly the hub of this home, being fitted with an extensive range of high-gloss wall and base units in white, with contrasting laminated wooden work surfaces, including a central island incorporating a useful breakfast bar, as well as a host of integrated appliances, including high-level electric oven, induction hob with overhead extractor canopy, microwave, fridge/freezer and dishwasher. A handy off-lying utility room provides an ideal space in which to keep the family laundry out of view of unexpected visitors and cleverly also includes a two-piece cloakroom/WC, which is always useful in any family home.

Up on the first floor, the landing provides access to the three bedrooms, with bedroom one benefitting from a range of built-in wardrobes and bedroom two another lovely bay window mirroring the lounge. The accommodation is completed by the beautifully appointed bathroom, which is fitted with a stylish three-piece suite in classic white with black fittings, comprising of WC, vanity wash hand basin and panelled bath with overhead shower.

Externally, the low-maintenance frontage provides off-road parking facilities for a number of vehicles, the driveway extending to the side elevation and giving access to the 22' detached garage. The rear garden is of a truly fantastic size, comprising of a generous stone-flagged patio area for those impromptu barbecues and a good-sized artificial lawn for the little ones to burn off their energy with a few games of football. The adults can keep a watchful eye from the decking, which provides ample space to site a rattan sofa set and a table and chairs, an ideal spot in which to soak up the last of the sunshine offered by the southerly aspect.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment and to appreciate all that this beautiful property has to offer.



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