



## 48 Rydal Road, Bolton

£400,000 Leasehold

Three Bedroom Semi Detached Home • Guest W.C • Utility Room • Extended Kitchen/Family Room • Two Large Reception Rooms • Large Low Maintenance Rear Garden • Three Car Driveway • Easy Reach of Markland Hill Primary School • Integral Garage • Perfect For A Growing Family





Immaculate 3-bed semi-detached house with modern interior, extended kitchen/family room, 2 reception rooms, and large rear garden. Ideal for families near school. Parking and integral garage included.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### **Kitchen Diner**

20' 10" x 15' 9" (6.35m x 4.80m)

This stunning family kitchen diner is the heart of this attractive home with upvc doors to the rear garden, x3 Velux windows, fully tiled flooring, central island with quartz work top and sink inset with drainer, large quartz work tops with high gloss units, a range of integrated appliances, modern ceiling spot lighting, ample space for family gatherings and entertaining, open plan to dining room and warmed via wall mounted radiators.

### **Lounge**

12' 9" x 14' 7" (3.89m x 4.45m)

A spacious family lounge with upvc bay window to front, fully carpeted, multiple power points, gas fire with surround and warmed via single radiator.



### **Dining Room**

10' 10" x 17' 7" (3.30m x 5.36m)

A spacious family dining room accessed off the family kitchen with large upvc window to the rear, two wall mounted lights, wood effect laminate flooring, multiple power points, central ceiling light and warmed via two wall mounted radiators.

### **Utility Room**

5' 1" x 5' 9" (1.55m x 1.75m)

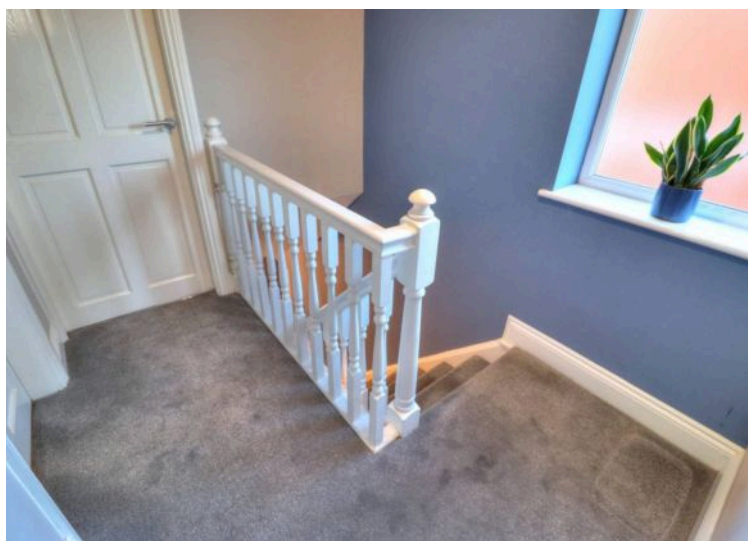
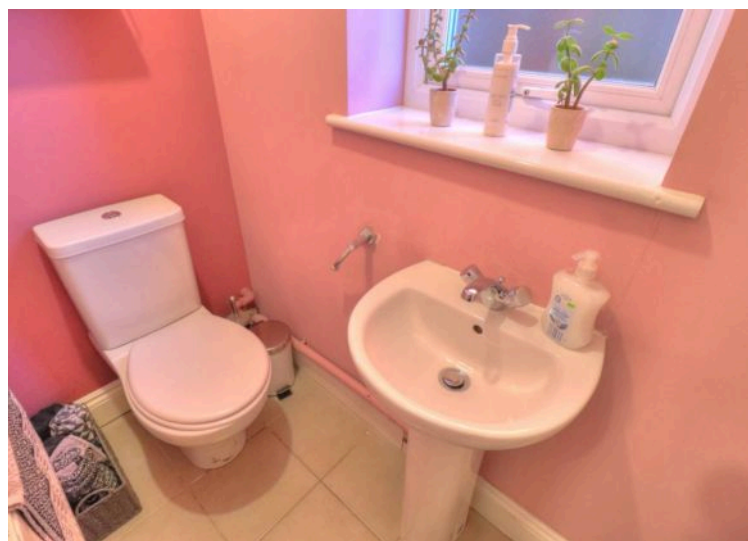
A useful utility room plumbed for washing appliances, tiled flooring, central ceiling light and access to guest wc















#### **Guest WC**

2' 9" x 5' 9" (0.84m x 1.75m)

A first floor guest wc with low level toilet, wash basin, frosted upvc window, tiled flooring and warmed via single wall mounted radiator.

#### **Ent Hallway**

6' 11" x 15' 3" (2.11m x 4.65m)

A bright and spacious entrance hallway with central ceiling light, wood effect laminate flooring, multiple power points, storage cupboard for shoes and coats and warmed via single wall mounted radiator.

#### **Landing**

9' 8" x 7' 9" (2.95m x 2.36m)

A bright landing area with frosted upvc window over stairs, fully carpeted, power point and central ceiling light.

#### **Bathroom**

7' 2" x 6' 1" (2.18m x 1.85m)

A modern three piece bathroom suite with low level w.c, wash basin, heated towel rail, frosted upvc window, bath tub with shower above, central ceiling light, tiled walls and flooring.



#### **Bedroom One**

12' 9" x 11' 8" (3.89m x 3.56m)

A large double room with upvc window to front, multiple power points, wardrobes, central ceiling light, fully carpeted and warmed via wall mounted radiator.







### **Bedroom Two**

13' 2" x 11' 2" (4.01m x 3.40m)

A spacious double room with large upvc window to rear, multiple power points, central ceiling light, fully carpeted and warmed via single wall mounted radiator.

### **Bedroom Three**

9' 8" x 7' 9" (2.95m x 2.36m)

A generous single room with upvc window to rear, multiple power points, fully carpeted and warmed via wall mounted radiator.







## REAR GARDEN

A large private tiered garden with stunning artificial grassed lawn, feature lighting, indian stone path and patio area ideal for al fresco dining, wood fenced border, mature trees, raised flower beds, side gated access and external water faucet.



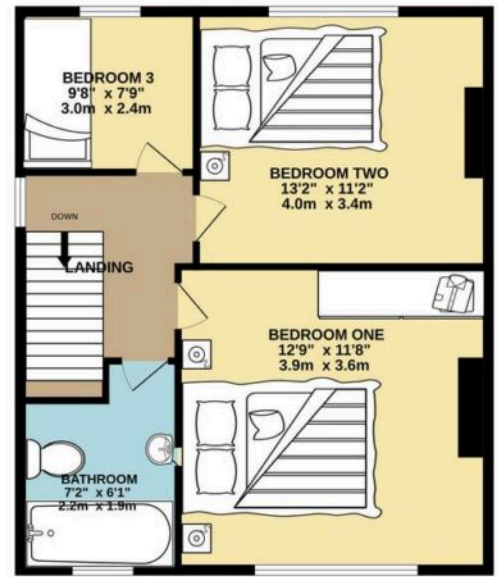




GROUND FLOOR



1ST FLOOR



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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