



44 Rydal Road , Bolton, BL1 5LJ

Offered with vacant possession a well presented three bedroom semi detached house with good sized garden to the rear. Located in this popular residential area the accommodation benefits from downstairs w.c, lounge, separate dining room, conservatory, fitted kitchen, utility room, three bedrooms and bathroom. Driveway to the front with enclosed garden to the rear. Excellent purchase for the growing family.

£279,950

44 Rydal Road

, Bolton, BL1 5LJ



- Good Sized Garden to the Rear
- Driveway to the Front
- Located in Popular Residential Area
- Downstairs WC & Utility Room
- Two Reception Rooms
- Conservatory to Rear
- Three Bedrooms
- Excellent Family Accommodation

Entrance Hall
Staircase to first floor, radiator.

Downstairs WC
Two piece suite in white comprising of low flush toilet and wash hand basin.

Lounge
Attractive feature fireplace, radiator, double doors leading to:

Dining Room
Radiator, coving, French doors to:

Conservatory
Radiator, double glazed French doors to garden.

Kitchen
Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, gas hob, oven, built in fridge freezer, tiled between units, recessed eye ball lighting.

Utility Room
Fitted worktop, plumbing for washing machine, wall mounted gas central heating boiler, radiator, rear exit door.

Landing

Bedroom One
Radiator.

Bedroom Two
Radiator.

Bedroom Three
Radiator.

Bathroom
Three piece suite in white comprising of bath with overhead shower, low flush toilet, wash hand basin, eye ball lighting.

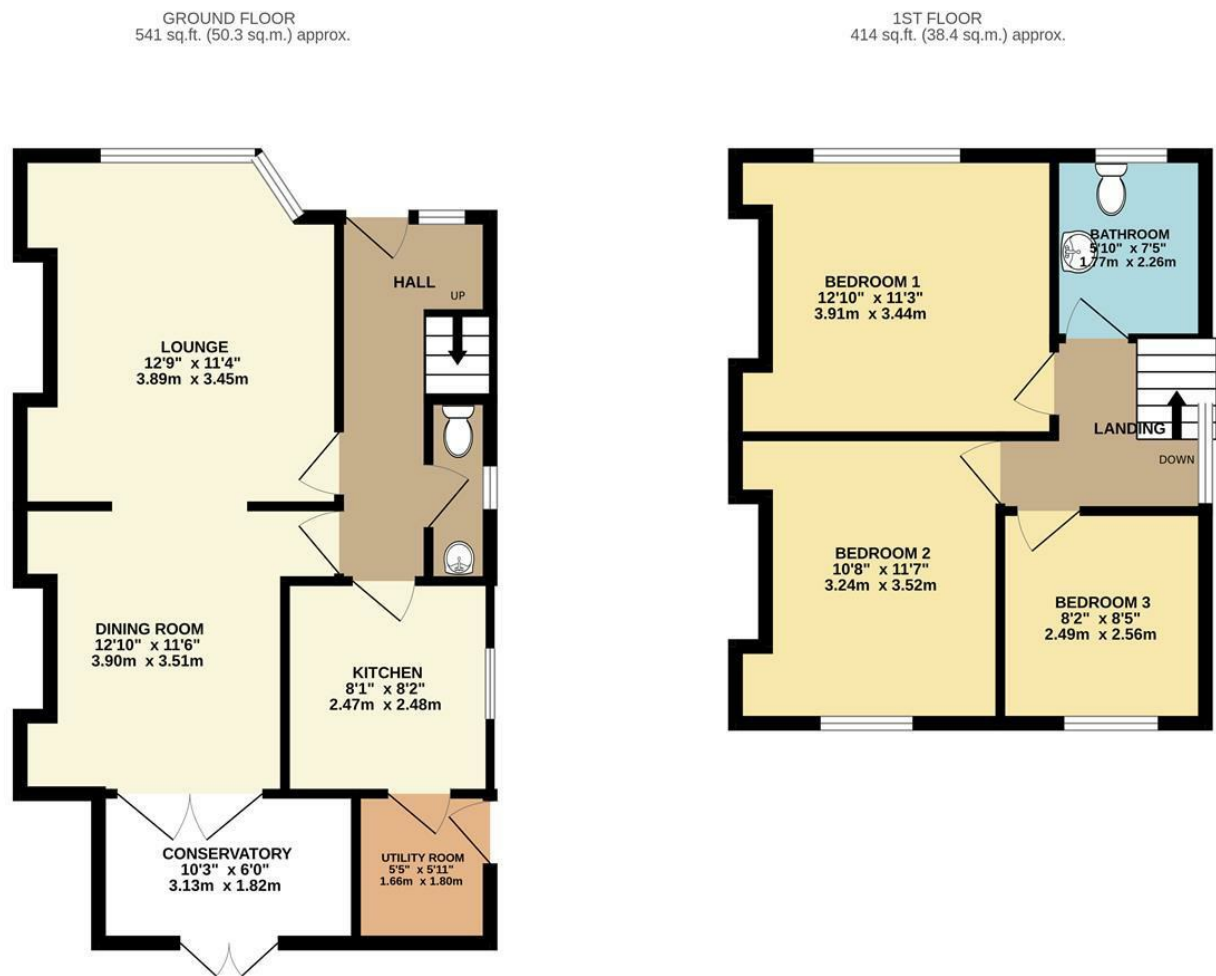
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Directions



Floor Plan



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC