



3 Rusland Drive, Bolton
£250,000

Miller Metcalfe
Every step of the way

3 Rusland Drive

Bolton

Nestled within a sought-after cul-de-sac, this well-presented three bedroom semi-detached house offers an excellent opportunity for families and first-time buyers alike, and is available with no onward chain for a smooth and swift purchase. Upon entering, you are welcomed into a spacious hallway that leads to a bright and airy living room, enhanced by a large window that fills the space with natural light. The adjacent dining area provides ample room for family meals or entertaining guests, while the fitted dining kitchen is equipped with a range of base and wall units, integrated appliances, and generous worktop space, making it both practical and stylish. The property benefits from a downstairs bathroom and office. Upstairs, the property boasts three comfortable bedrooms, including a well-proportioned master bedroom, a second double bedroom, and a versatile third bedroom that could serve as a child's room, home office, or guest space. The family bathroom is tastefully appointed with contemporary fixtures, including a bath with shower over, wash basin, and low-level WC. Thoughtful storage solutions are found throughout the home, ensuring a clutter-free living environment. Additional benefits include gas central heating, double glazing, and neutral décor, allowing buyers to move straight in and add their personal touch. The property also features a driveway to the front, providing convenient off-road parking for multiple vehicles (ideal for busy households or visitors). Situated in a quiet residential area, this home enjoys close proximity to well-regarded local schools, shops, and amenities, as well as excellent transport links for commuting into the town centre or further afield. The neighbouring community is friendly and established, making this a particularly attractive choice for those seeking a peaceful yet convenient lifestyle. Whether you are looking to upsize, downsize, or invest in your first family home, this property combines comfort, practicality, and location to create a truly appealing prospect. Early viewing is highly recommended to fully appreciate the space, layout, and potential on offer, as homes in this desirable location rarely remain available for long. Contact us today to arrange your personal tour and take the first step towards making this delightful house your new home.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





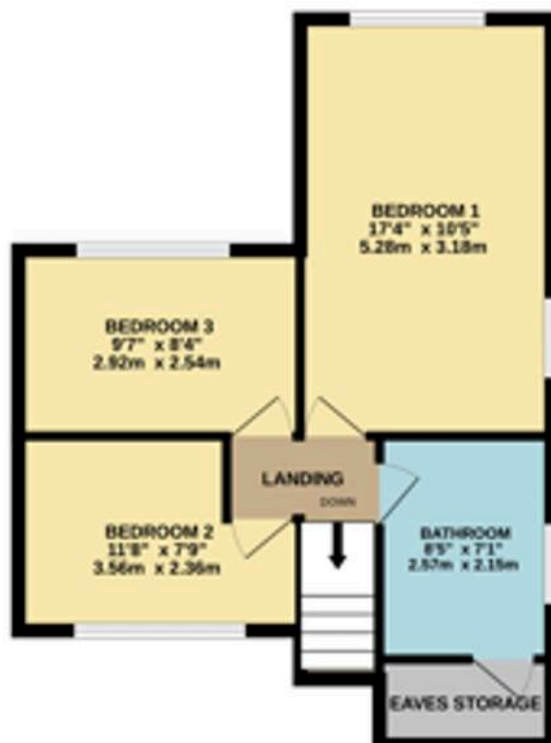




GROUND FLOOR
864 sq ft (80.3 sq.m.) approx.



1ST FLOOR
480 sq ft (44.6 sq.m.) approx.



BL2 3NU

TOTAL FLOOR AREA : 1344 sq ft (124.8 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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