



Rydal Avenue, Walton-le_dale

Offers in the Region of **£250,000**

EXTENDED BEAUTIFUL HOME | NO CHAIN

Property Description

Tucked away within a peaceful cul-de-sac in the highly popular Walton-le-Dale area, this beautifully extended three-bedroom semi-detached home has been thoughtfully with extensions to both the side and rear, creating a superb modern family home centred around exceptional open-plan living.

The true heart of the property is the magnificent rear extension – an impressive kitchen, dining and living space designed perfectly for both everyday family life and entertaining. Bi-fold doors and rooflights flood the room with natural light, whilst seamlessly connecting the inside space with the beautifully York stone laid rear garden.

The high-specification kitchen has been carefully designed with both practicality and style in mind, featuring integrated Bosch appliances, sleek quartz worktops, and a central island with additional storage and seating – creating a sociable and functional focal point within the home.

Porcelain tiled flooring flows throughout the rear living space, complemented by underfloor heating across the entire ground floor, ensuring both luxury and comfort. Feature walls and premium finishes further enhance the contemporary feel, while solid oak internal doors add warmth and quality throughout.

Additional ground floor accommodation includes a utility room and a stylish modern downstairs WC.

The property also benefits from an integrated Sonos sound system throughout the ground floor, creating the perfect atmosphere whether relaxing or entertaining guests.

Upstairs, three bedrooms and a modern family bathroom provide well-balanced accommodation ideal for couples and families alike.

Externally, the rear garden has been designed for enjoyment and low-maintenance living, featuring a private York stone patio, dedicated BBQ area, and a pergola seating area with glass roof canopy – delivering a true inside-outside lifestyle experience.

A brick-built K-rendered storage room with power and lighting provides excellent additional practicality for storage, hobbies, or workshop use.

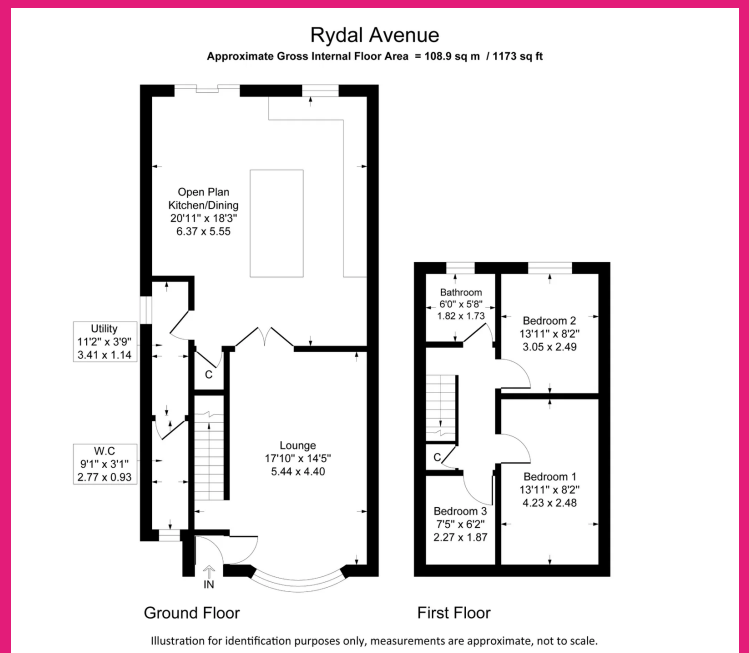
To the front, the property benefits from a lawned garden and driveway providing off-road parking.

The home has also recently benefited from a newly fitted roof, providing further peace of mind for future owners.

Offered for sale with vacant possession, this is a fantastic opportunity to secure a truly turn-key home finished to an exceptional standard.

Location

Situated within the highly desirable Walton-le-Dale area, this property is perfectly positioned for modern family living, with excellent access to local amenities, reputable schools, and superb transport connections.







Howard Roberts

07765 521 601

howard.roberts@expuk.com

<https://www.howardroberts.co.uk>