



INDEPENDENT ESTATE AGENTS



43 Rydal Road, Bolton, Lancashire, BL1 5LJ

Available with no chain and in a very popular area. Offering great potential for extension (subject to usual planning consents). Two individual reception rooms and sizeable well orientated rear garden.

- NO CHAIN
- TWO INDIVIDUAL RECEPTION ROOMS WITH POTENTIAL FOR A VARIETY OF EXTENSIONS
- DRIVEWAY AND DETACHED GARAGE
- GREAT ACCESS TO POPULAR SCHOOLING
- THREE BEDROOM SEMI DETACHED, IDEAL FOR A GROWING FAMILY
- SIZEABLE WEST FACING REAR GARDEN
- HIGH CALIBRE ADDRESS LOCATED BETWEEN GREENMOUNT LANE AND NEW HALL LANE
- CLOSE TO LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND THE SURROUNDING COUNTRYSIDE

£290,000



43 RYDAL ROAD, BOLTON, LANCASHIRE, BL1 5LJ

The Home:

A well cared for three bedroom and two reception room semi detached family home located within a very popular area and offering scope for a variety of extensions.

There are traditional features such as an individual entrance hall, large windows and high ceilings.

The substantial west facing garden will prove to be a very strong feature of the home and should the house be extended there will still be a generous garden area.

Council Tax Band D - £2141.10

The sellers inform us that the property is Leasehold, with a ground rent of £5.00 per annum. Lease length of 990 years from 1st May 1925.

THE AREA

Rydal Road connects with New Hall Lane and is close to Greenmount Lane. Many people look to buy within this vicinity due to the popular local primary and secondary schooling and the accessibility of the private schools that have served the area for many years with Bolton School around half a mile away. There is a vibrant social aspect to living in the area with popular local pubs / restaurants and racquets / sports clubs.

It is worthy of note that Lostock train station which is on the mainline to Manchester is around 2 miles away whilst the nearest motorway junction is just around 3.5 miles away and therefore the area attracts many people who wish to work or socialise towards Manchester.

For those who enjoy spending time outdoors there is a local nature reserve surrounding Doffcocker Lodge which is ideal for dog walking etc and is under 1 mile away, whilst much broader countryside can be found from the top of Old Kiln Lane onwards which is just over 1.5 miles away and becomes something of a gateway towards the West Pennine moors and Smithills Estate which has recently been purchased by The Woodland Trust.



ROOM DESCRIPTIONS

Ground floor

Entrance hallway

6' 4" x 13' 6" (1.93m x 4.11m) Under stairs storage with electric meter and consumer unit. Stairs to first floor landing.

Reception room 1

12' 9" max x 13' 11" max (3.89m x 4.24m) Angled bay window overlooking the front garden with a good open aspect. Original tiled fireplace and hearth..

Reception Room 2

11' 2" x 13' 2" (3.40m x 4.01m) Gas fire. Sliding patio doors to patio and garden.

Kitchen

7' 9" x 9' 10" (2.36m x 3.00m) Boxed bay to the side. Wall and base units in a light timber. Understairs storage/pantry measuring 2' 4" x 7' 4" (0.71m x 2.24m). This area has a gable window and shelving.

Utility

6' 10" x 8' 7" (2.08m x 2.62m) Gable window. Glass paneled side door. Gas central heating boiler. Fitted storage. Space for appliances.

First floor

Landing

Stained and leaded gable window.

Bedroom 1

11' 11" x 12' 10" (3.63m x 3.91m) Situated to the front with the window overlooking the front garden with a good open aspect.

Bedroom 2

13' 2" x 10' 0" (4.01m x 3.05m) Rear double with window to the rear garden. Fitted bedroom furniture.

Bedroom 3

7' 11" x 11' 10" (2.41m x 3.61m) Rear window to the garden. Loft access.

Bathroom

5' 4" x 7' 1" (1.63m x 2.16m) Situated to and with a window to the front of the property. WC. Hand basin. Corner shower. Fully tiled to the walls. Over stairs storage with water tank/airing cupboard.

Exterior

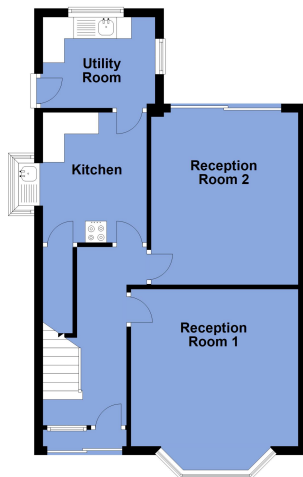
Gardens

Driveway to the front and drive leading to a detached concrete section garage. Rear garden which is well orientated. Lawned area. Mature bed with plants and shrubs.





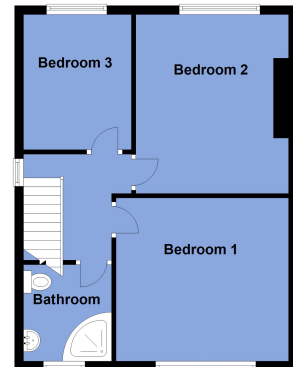
Ground Floor



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	71

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