



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Extended Semi-Detached Property
- Highly Desirable Residential Location
- Circa 1,739 Square Feet in Total
- Open Plan Kitchen/Diner/Family Room
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Driveway Parking & Private Rear Garden

RYDAL ROAD,
HEATON

£450,000



Rydal Road, Heaton



Rydal Road, Heaton



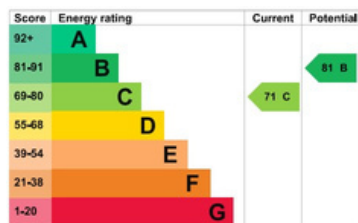
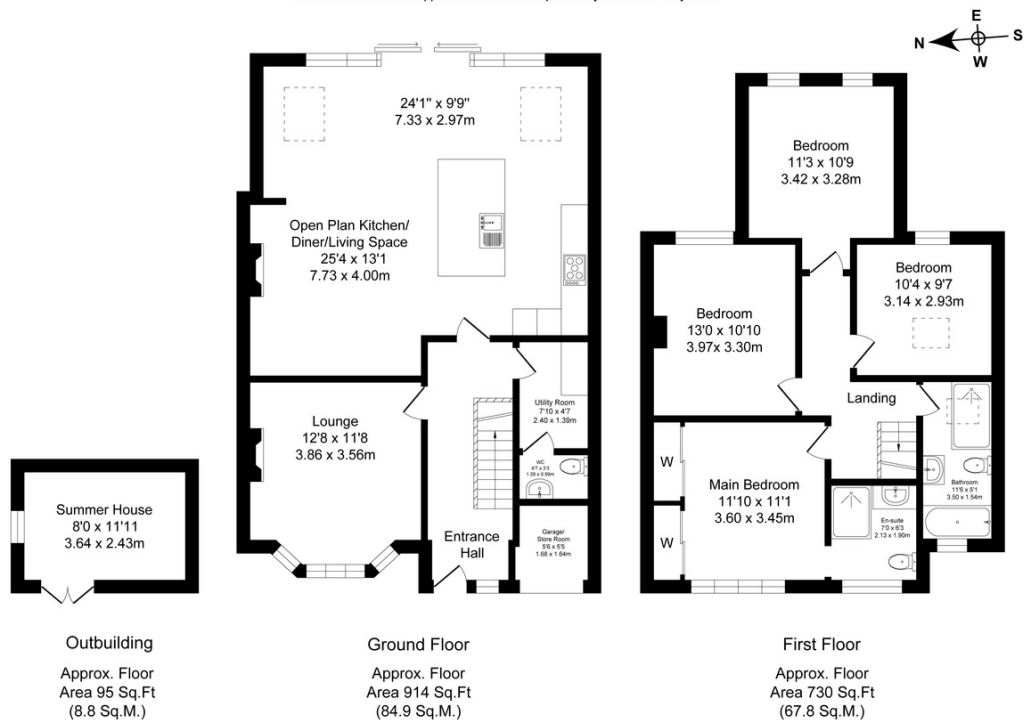
Rydal Road, Heaton



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Total Approx. Floor Area 1739 Sq.ft. (161.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Nestled at the heart of the highly desirable and sought-after locality of Heaton, there can be little doubt that this superb semi-detached residence will be in extremely strong demand, having been skilfully, thoughtfully and substantially extended to both the ground and first floor. This impressive property has been comprehensively yet sympathetically overhauled in recent years, and it is clear to see the great care and attention to detail which has gone into the process, with an abundance of considered architectural touches which have added an abundance of character and originality to the living spaces. This has resulted in the creation of a home which is perfectly suited to the needs of modern-day living, yet retains that much desired charm which is synonymous with its traditional origins. Amongst a host of salient points, perhaps the greatest triumph here has been the creation of a magnificent open plan kitchen/diner/family room to the rear, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

Widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including Markland Hill Primary School, which is situated within walking distance and rated outstanding by Ofsted, and the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

Internally, the accommodation envelopes one's heart from the first step across the threshold, extending to in excess of 1,735 square feet in total and being lovely and light throughout, accentuated by the neutrality of the tasteful décor: entering via the welcoming entrance hallway with its spindled staircase to the first floor, before proceeding through into the gorgeous 12' formal lounge where character features are abound. The bay window to the front elevation affords a great deal of natural light, whilst a feeling of classic nostalgia is created by the stunning parquet flooring and feature Victorian-style fireplace with inset coal-effect, living flame gas fire, all combining to create an effortlessly cosy ambience. The hub of this home, however, is undoubtedly the magnificent 25' open plan kitchen/diner/family room, a sublime multi-generational space which is the epitome of modern day living and the ultimate entertaining environment, able to accommodate even the most populous of gatherings, with one's guests able to transition seamlessly from the dinner table to the comfort of the seating area, where one will be charmed by the solid-fuel burner to provide a crackling soundtrack to those intimate dinner parties. The stylish kitchen is fitted with a range of two tone wall and base units in grey and, whilst modern in terms of their practicality, beautifully compliment the aesthetic of the property. The contrasting granite work surfaces in white add a quality finish, as does the inset lighting and the range of integrated appliances, including two high-level electric ovens, gas hob with overhead extractor canopy, microwave, dishwasher and wine cooler. The ground floor is completed by a handy utility room in which to keep the laundry out of view of unexpected visitors, and an off-lying two-piece cloakroom/WC.

Up on the first floor, the landing provides access to the four double bedrooms, all of which are bright and appealing, with the primary bedroom benefitting from stylish fitted wardrobes and a private three-piece en-suite shower room. The well-appointed family bathroom completes the living spaces, being fully tiled and fitted with a smart four-piece suite in classic white, comprising of WC, vanity wash hand basin, panelled bath and separate shower cubicle.

Externally, the low-maintenance frontage is laid with chic porcelain tiles and provides off-road parking facilities for a number of vehicles. A storage room, complete with electrically operated roller shutter door, provides some useful space in which to place those everyday essentials or refuse bins. The rear garden is equally easy to maintain, offering a pleasing blend of lawn and paving, softened by sleeper planters to the perimeter with mature trees and shrubs which create a great deal of privacy. One has plenty of options when considering where to site a rattan sofa set, dining suite or perhaps a hot tub – the perfect accessory for those impromptu barbecues and social gatherings. The summer house provides superb flexibility of use, whether it be for recreation or perhaps a place in which to work from home.

Available with the additional benefit of no onward chain, homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment.



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