

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

35 Ryeburn Drive, Bolton, BL2 3FP

Welcome to 35 Ryeburn Drive... An impressive detached family home, positioned on the sought after development of Ryeburn Drive. Briefly comprising of a lounge-diner, conservatory, second reception room, kitchen, utility room, downstairs WC, four well-proportioned bedrooms, the master with an ensuite and a family bathroom. Externally, there are rear, front and side gardens as well as a driveway. Close to the Rigby's woodland and the Jumble's Reservoirs and not forgetting Bromley Cross Rail Station. It's also perfectly positioned for Turton and Cannon Slade high schools.

Step Inside...

Into the welcoming entrance hallway, the first room to discover is the versatile second reception room. Originally converted from the garage, this spacious room provides loft storage and is currently used as a second sitting room and home office, offering flexibility to suit a variety of needs. Returning to the hallway, you are led into the open lounge and dining room, which provides ample space for furniture and entertaining. The lounge area features a bay window overlooking the front garden, while an archway opens into the dining area. From here, sliding doors lead into the bright and airy conservatory, where patio doors open onto the rear garden, blending indoor and outdoor living during the warmer months. The dining area also provides access to the kitchen, which is fitted with a range of ivory wall and base units. Integrated appliances include a stainless steel sink, electric hob, extractor hood, oven and microwave, with additional space for a washing machine and dishwasher. A useful storage cupboard/pantry adds for convenience. An opening from the kitchen leads into the utility room, offering space for a fridge freezer, tumble dryer and additional storage. A rear door provides direct access to the garden. Completing the ground floor is a downstairs WC, ideal for family living and guests.

Bedtime And Baths...

The landing provides access to four bedrooms, including the master bedroom with an ensuite and a three-piece family bathroom. The master bedroom benefits from fitted furniture and enjoys far-reaching views. The fully tiled ensuite comprises a vanity wash basin, WC, chrome heated towel rail and an enclosed shower cubicle. Bedroom two is a spacious double featuring dual-aspect windows that allow an abundance of natural light, while bedroom three is also generously proportioned and benefits from a built-in wardrobe. Bedroom four is a well-sized single bedroom and could be ideal as a child's bedroom or home office. The fully tiled family bathroom comprises a WC, vanity wash basin, chrome heated towel rail and a bath with an overhead shower.

Step Outside...

The rear garden adds a real feel of privacy, backing onto peaceful woodland and is a safe and secure spot for all of the family to relax and unwind together. A large patio area provides ample space for your garden furniture and there is plenty of space for gardening. Secure gates either side of the property provide access to the driveway and well-maintained front and side lawns.

Out And About...

The Property is conveniently located within walking distance of Bromley Cross railway station, Turton school and the delightful open countryside of the Jumbles Country Park. The Rigby's is also only a short walk away perfect for outdoor pursuits or a stroll through the woodland with the dogs, paths drop you down onto Bradshaw Cricket Club where you can park yourself on a bench to watch the cricket. Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

£420,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Detached Family Home
- Lounge-Diner
- Kitchen
- Conservatory | Second Reception Room
- Utility Room | Downstairs WC
- Four Bedrooms | The Master With An Ensuite
- Three-Piece Family Bathroom
- Front And Rear Gardens
- Driveway
- Peaceful Location And Close To All Local Amenities

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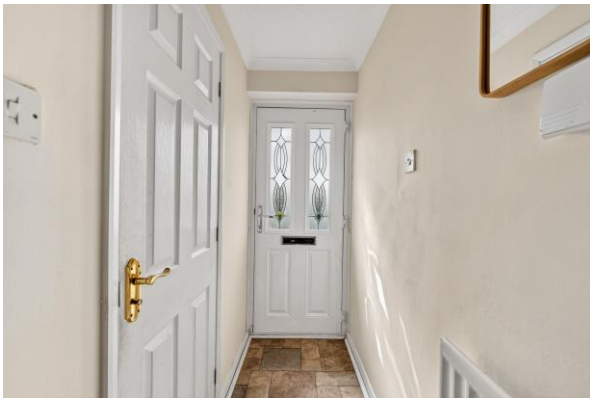
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454 Darwen Road Bromley Cross Bolton

Front Elevations



Entrance Hallway



Second Reception Room



Lounge-Diner



Lounge-Diner



Conservatory



Kitchen



Utility Room



Downstairs WC



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Bedroom Four



Family Bathroom

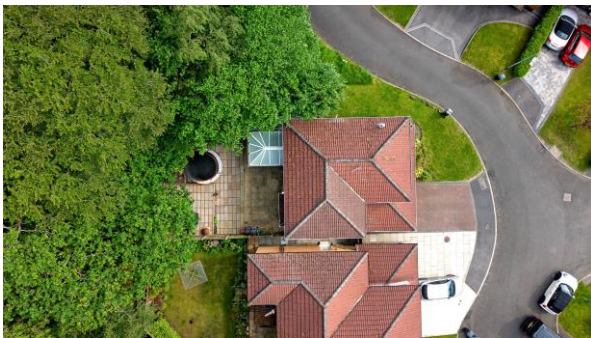


Rear Garden





Aerial Photo



Rear Elevation



Agents Notes

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