

12 Rayon Close, Astley Bridge, Bolton, Lancashire, BL1 8GG



## Offers Over £257,000

Well presented three bedroom detached property, Great residential location, close to local shops, schools and all local amenities. Off road parking, garage, gas central heating, double glazed, and large garden to rear. The property sits in a quiet cul-de-sac and is highly recommended for a viewing.

- Three Bedroom
- Spacious Gardens
- Gas Central Heating
- Utility Room
- Master En Suite
- Garage And Off Road Parking
- Double Glazing
- Situated In Cul-De-Sac
- Dressing Room



Three bedroom detached property situated in a quiet cul-de-sac in a residential area close to local schools, shops, and all local amenities. This well presented spacious house benefits from double glazing, central heating, off road parking for two vehicles, garage and enclosed large garden to rear. The property comprises:- Entrance hall, lounge, dining area and fitted kitchen, utility room leading to integral garage. To the first floor there are three bedrooms the master having a dressing area and en - suite. plus a family bathroom.

This modern detached property is beautifully presented and viewings are highly recommended.



### Entrance Hall

Double radiator, stairs, door to:

### Lounge 15'0" x 9'1" (4.57m x 2.78m)

UPVC double glazed window to front, log effect electric fire set in feature surround, double radiator, hardwood double courtesy doors to:



### Dining Area 8'5" x 9'1" (2.57m x 2.78m)

Double radiator, uPVC double glazed patio double door to rear, open plan to:

### Kitchen Area 8'5" x 11'6" (2.57m x 3.50m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge and freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, door to:



### WC

Radiator, door to:

### Utility Room 5'3" x 7'3" (1.60m x 2.21m)

Fitted with a range of base units, plumbing for automatic washing machine and dishwasher, uPVC double glazed window to side, radiator, door to:

### Garage

Metal up and over door.

### Bedroom 1 10'5" x 11'7" (3.17m x 3.53m)

UPVC double glazed box window to front, open plan to:

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to rear, radiator.

### Dressing Area 5'1" x 5'3" (1.56m x 1.60m)



**Bedroom 2 11'9" x 8'9" (3.58m x 2.67m)**

UPVC double glazed window to rear, door to:

**Bedroom 3 11'1" x 9'3" (3.39m x 2.81m)**

UPVC double glazed window to front, radiator, door to Storage cupboard.

**Landing**

Double door to Storage cupboard, door to:

**Outside front**

Driveway with small open garden area

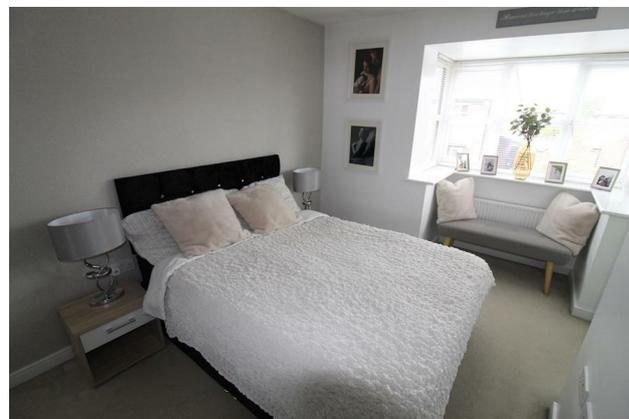
Storage cupboard.

**En-suite 7'10" x 5'3" (2.40m x 1.60m)**

Three piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator, door.

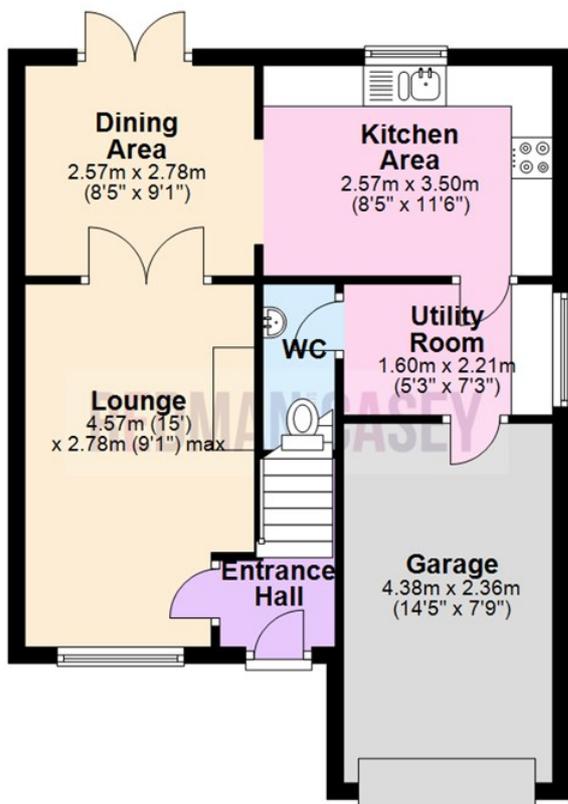
**Outside Rear**

Enclosed garden with lawns, flower, beds, patio area, and BBQ area.



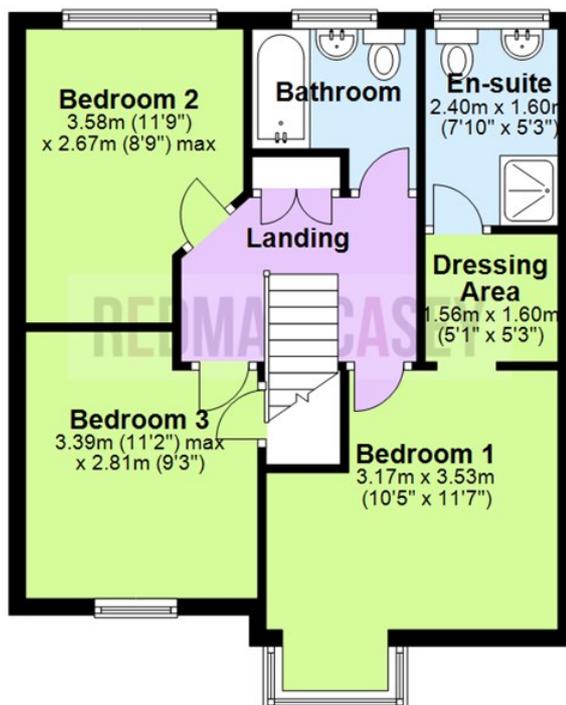
### Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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