



## 33 Rydal Road , Bolton, BL1 5LJ

Deceptively spacious three bedroom extended semi detached house with single garage. Set in good sized gardens the property briefly comprises of entrance hall, extended lounge, dining room, downstairs shower room, extended kitchen, utility room, office, three bathrooms and family bathroom. Large garden with outbuilding to the rear.

**£1,500 PCM**

# 33 Rydal Road

, Bolton, BL1 5LJ



- Three Bedrooms
- Extended Semi Detached House with Single Garage
- Outbuilding to the Rear
- Downstairs Shower Room
- Utility Room
- Good Sized Gardens
- Deceptively Spacious





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	