



**26 Tomlin Square, Bolton**

Guide Price **£200,000**

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ESTATE AGENTS



# 26 Tomlin Square

Bolton, Bolton

Presenting an ideal investment opportunity, this three-bedroom detached family home is a true gem nestled at the end of a peaceful cul-de-sac in a popular residential location. Boasting a modern twist, this property comes with two reception rooms offering ample space for family gatherings or relaxation. The property's large corner plot provides privacy and tranquillity, with no onward chain, making it the perfect canvas for your dream home. Though some modernisation is required, the attention to detail and potential for contemporary upgrades make this home a must-see for discerning buyers.

Step outside into the beautifully landscaped garden that surrounds this property, offering a serene retreat with mature grassed lawn, well-stocked flower beds, and established trees and shrubs providing a picturesque backdrop. The fenced border guarantees privacy, while a convenient path leads around the property, inviting you to explore every inch of this charming residence. Adding to the allure is a detached garage with an up-and-over door, complete with power and light, accessed via a gated driveway for secure parking. With a gated concrete driveway providing space for two cars, this property seamlessly blends convenience, privacy, and security for a truly modern living experience.





# 26 Tomlin Square

Bolton, Bolton

Council Tax band: C

Tenure: Freehold

- Ideal Investment Opportunity
- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Two Car Driveway
- Detached Garage
- End Of Cul-De-Sac
- Popular Residential Location
- Large Corner Plot
- No Chain







### Lounge

14' 2" x 10' 9" (4.32m x 3.28m)

A large family room with upvc window and vertical blinds to front, gas fire with surrounds, sliding door creating open plan aspect to dining area, multiple power points, warmed via single radiator and fully carpeted.

### Dining Room

9' 7" x 11' 1" (2.92m x 3.38m)

A spacious dining room with large upvc window to rear with vertical blinds, multiple power points, warmed via single radiator and fully carpeted.

### Kitchen

12' 3" x 7' 7" (3.73m x 2.31m)

A fitted kitchen with large work tops, a range of fitted base and wall units, large upvc window with vertical blinds, sink under window, gas hob, cooker extractor, upvc door to side access, tiled splash backs and vinyl flooring.





**Landing Area**

6' 2" x 7' 2" (1.88m x 2.18m)

A bright landing are with upvc window, single radiator, power point and fully carpeted.

**WC**

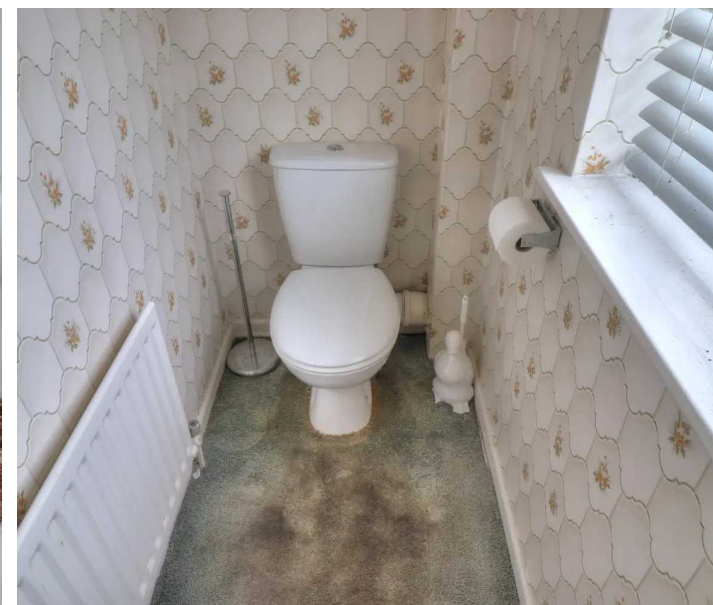
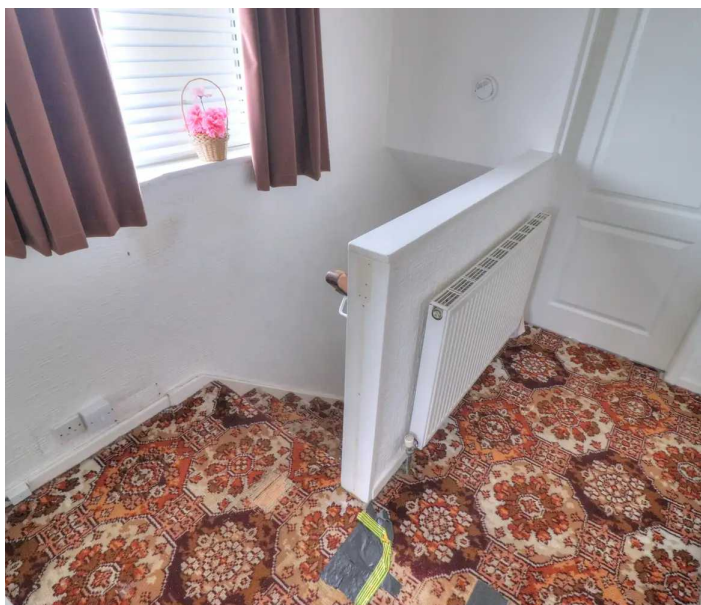
7' 3" x 2' 9" (2.21m x 0.84m)

A separate w.c with pedestal toilet, upvc window to side with vertical blinds, warmed via single radiator and fully carpeted.

**Shower Room/Wet Room**

5' 5" x 7' 3" (1.65m x 2.21m)

A shower Room/Wet Room with vinyl flooring, electric shower, grab rails, shower screen. frosted upvc window, wash basin and single radiator.







### Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

A spacious double room with upvc window and vertical blinds, multiple power points, warmed via single radiator and fully carpeted.

### Bedroom Two

9' 10" x 11' 9" (3.00m x 3.58m)

A spacious double room with upvc window and vertical blinds, warmed via single radiator, multiple power points and fully carpeted.

### Bedroom Three

8' 9" x 9' 1" (2.67m x 2.77m)

A single bedroom with upvc window, multiple power points, warmed via single radiator and fully carpeted.









## GARDEN

Garden to front side and rear with mature grassed lawn, well stocked flower beds, established trees and shrubs, fenced border and path leading round the property

## GARAGE

Single Garage

A single garage with with up and over door, power and light, accessed via gated driveway.

## DRIVEWAY

2 Parking Spaces

A gated concrete driveway with parking for two cars.

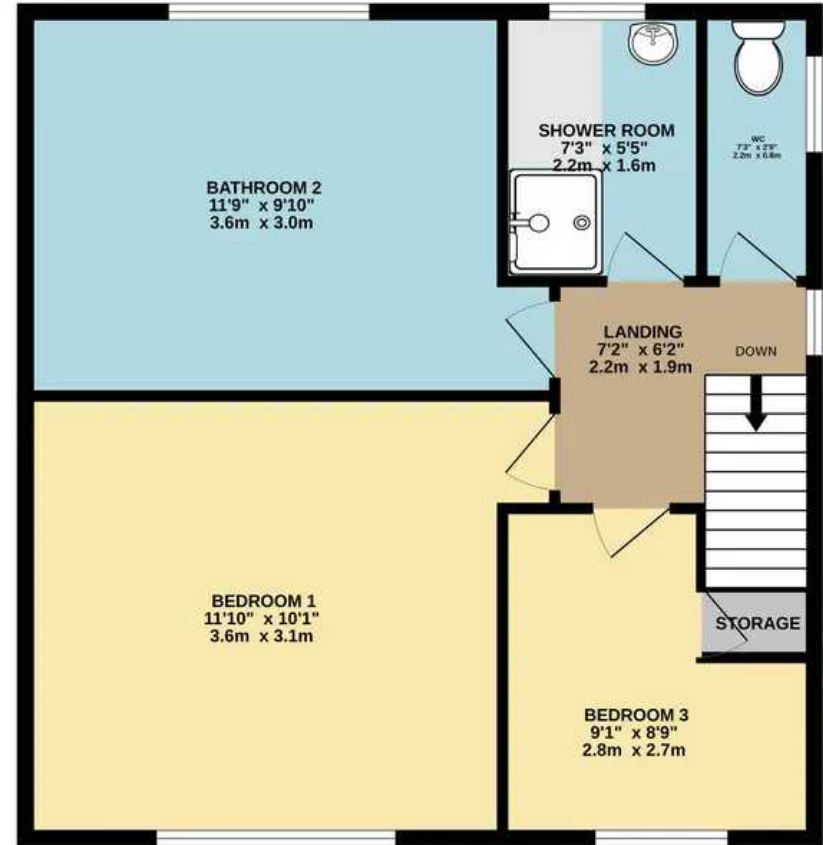




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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