



## 52 Templecombe Drive

, Bolton, BL1 7LT

Attractive and well presented three bedroom semi detached family home in the popular and sought after location of Sharples. With gardens front and rear and with the benefit of off road parking the property briefly comprises entrance hall, lounge, fitted kitchen dining room adjoining conservatory to ground floor with three bedrooms (one fitted) and family bathroom to first floor. Double glazed and warmed by gas central heating. Viewing is essential. A great family home.

Offers Over £225,400

# 52 Templecombe Drive

, Bolton, BL1 7LT



- Attractive & Well Presented
- Popular & Sought After Location
- Dining Room Adjoining Conservatory
- Council Tax Band C
- Three Bedrooms (One Fitted)
- Enclosed Garden Area to Rear
- Easy Access to Local Schooling
- Conservatory to Rear
- Off Road Parking for Two Cars
- Lovely Family Home

## Entrance Hall

Tiled flooring, single radiator, stairs to first floor.

## Lounge

Feature fireplace with coal effect living flame gas fire. Single radiator, under stairs walk in storage.

## Kitchen

Wall and base units with complementary worktops 1 1/2 porcelain sink, gas hob, electric oven, extractor hood, tiled flooring, part tiled, plumbed for washer, integrated dish washer, archway to:

## Dining Room / Adjoining Conservatory

Tiled flooring, one single radiator, one double radiator.

## Semi Glazed Door Leading to Rear Garden

## Landing

Loft access with ladder, double glazed window to side.

## Bedroom One (Front Elevation)

Double to front, mirrored wardrobes, single radiator.

## Bedroom Two (Rear Elevation)

Double, double radiator.

## Bedroom Three (Front Elevation)

Single, single radiator.

## Bathroom

Three piece suite in white, over bath shower, vinyl flooring, tiled walls, single radiator.

## External

Front garden lawned with borders and off road parking for two cars. To the rear enclosed lawned and flagged patio area with established trees and shrubs.

## PROPERTY MISDESCRIPTION ACT 1991.

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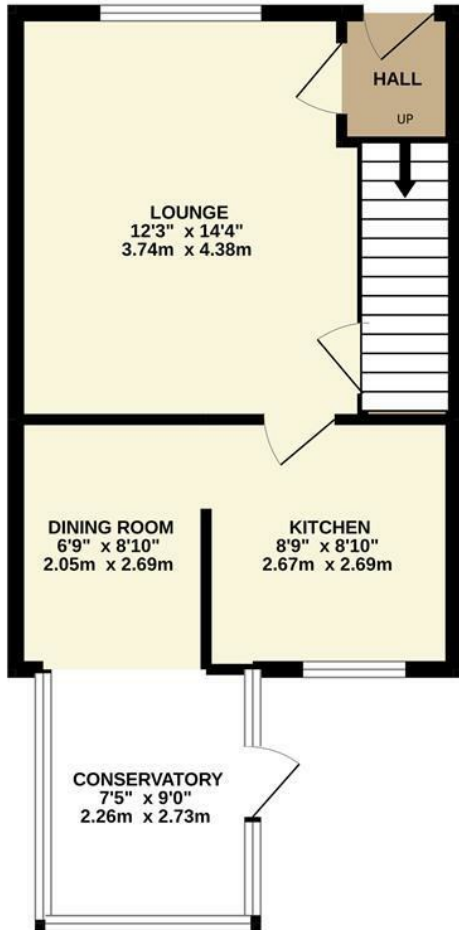


## Directions

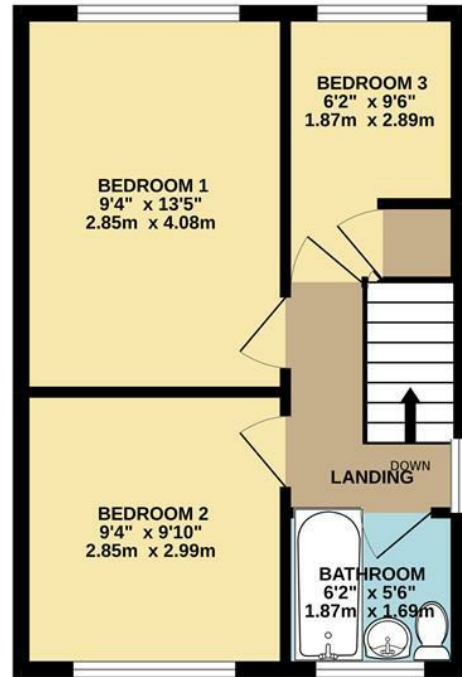


# Floor Plan

**GROUND FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**1ST FLOOR**  
359 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA:** 784 sq.ft. (72.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	