ASHWORTH HOLME
Sales · Lettings · Property Management

49 BOLLIN DRIVE, WA14 5QR
£420,000

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DESCRIPTION

THIS ATTRACTIVE THREE-BEDROOM TRADITIONAL SEMI-DETACHED HOME IS IDEALLY SUITED TO FAMILY BUYERS, POSITIONED WITHIN THE CATCHMENT AREA FOR A NUMBER OF HIGHLY REGARDED SCHOOLS AND WITHIN EASY REACH OF TIMPERLEY METROLINK STATION.

The property is presented to an excellent standard throughout and has been well maintained by the current owners, benefitting from a recently upgraded kitchen and bathroom. Internally, the accommodation briefly comprises a welcoming entrance hallway, leading through to a bright and spacious through lounge/dining room, featuring an attractive fireplace and providing a lovely space for both everyday living and entertaining. From here, there is access to a recently constructed conservatory with a solid roof, creating a versatile additional reception space that can be enjoyed year-round and significantly enhances the ground floor accommodation. To the rear, the modern fitted kitchen offers a range of sleek high-gloss units with integrated appliances and is further enhanced by a skylight window, allowing an excellent level of natural light to flood the space.

To the first floor are three well-proportioned bedrooms, served by a contemporary three-piece bathroom suite.

Externally, the property continues to impress. The south-facing rear garden is beautifully maintained, with mature shrubs and trees providing a pleasant and private outlook, alongside a paved seating area ideal for outdoor dining. There is access to a detached garage, while to the front a driveway provides off-road parking and EV charging.

A well-balanced family home in a sought-after location, combining character, modern updates and excellent transport and schooling links.

KEY FEATURES

- Three-bed traditional semi-detached
- Conservatory with solid roof
- Contemporary bathroom
- Detached garage, EV charge point and driveway
- Upgraded kitchen with skylight
- Through lounge/dining room
- South-facing garden with paved patio
- Nr to Timperley Metrolink, shops, and schools

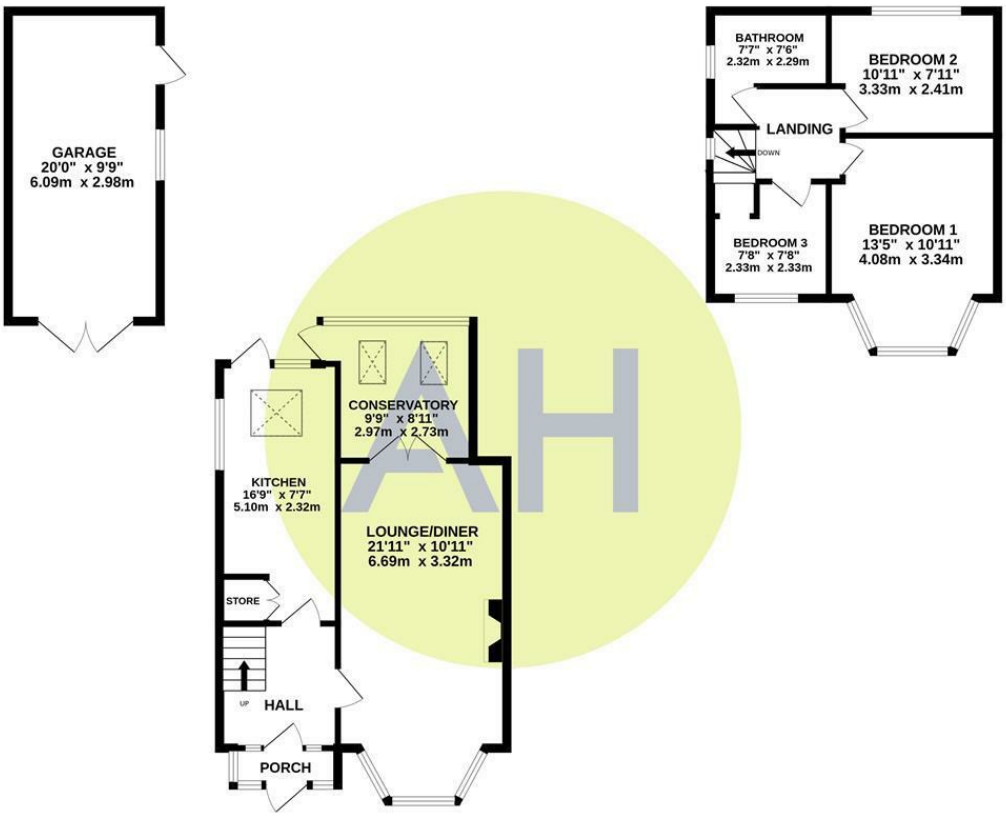
PEUGEOT

welcome

FLOOR PLANS

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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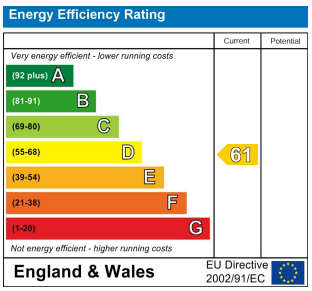

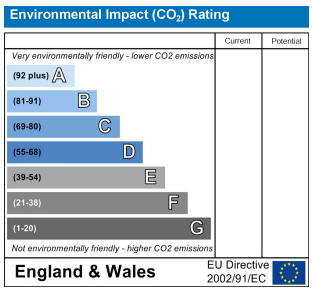

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