





16 Tarbet Drive, Bolton

£230,000 Leasehold

Three bedroom semi detached property • Three piece bathroom with electric shower over the bath • Shaker style kitchen with laminate worktops • Large driveway for three vehicles • Separate detached garage with up and over door • Potential to extend STPP • Ample storage in the property • Not overlooked at the back • Close to great schools both primary and secondary • Walking distance to local amenities

Wilcox Estate Agents Ltd.







This three bedroom semi detached house offers a practical layout, ample storage and potential to extend, subject to the necessary planning permission. Well placed for everyday convenience, the property is within walking distance of local amenities and close to well regarded primary and secondary schools. The accommodation includes three bedrooms, a shaker style kitchen and a three piece bathroom, providing the essential features for comfortable day to day living. The kitchen combines shaker style units with laminate worktops, offering a practical space for preparing meals and keeping kitchen essentials organised.

The three bedrooms provide flexibility for a range of household needs, whether used for sleeping accommodation, a home office or additional storage. The bathroom is fitted with a three piece suite and an electric shower over the bath, giving occupants the choice of a bath or a shower. Ample storage throughout the property is a further benefit, helping to keep belongings organised and living areas clear. The potential to extend (subject to planning permission) may appeal to buyers looking for a home that can adapt to changing requirements over time.

GROUND FLOOR

1ST FLOOR



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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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Outside, a large tarmac driveway provides off road parking for three vehicles and gives access to the separate detached garage. A low level brick wall borders the driveway, creating a defined frontage while retaining convenient access for vehicles. The generous parking provision is a useful feature for households with more than one car, as well as for visitors, and the tarmac surface offers a practical approach to the property and garage. The detached garage is fitted with an up and over door and provides a separate space that could be used for parking or storage, depending on individual requirements. Together, the driveway and garage offer useful flexibility for keeping vehicles and belongings away from the main accommodation. To the rear, the property is not overlooked, an attractive feature for those who value privacy at home. The outside space also contributes to the property's longer term appeal, with potential to extend the house, subject to planning permission. Buyers considering alterations can explore the possibilities in light of their own needs and the relevant consents. The combination of a three vehicle driveway and a detached garage ensures there is ample parking.