



84 Tetbury Drive, Bolton  
£215,000

**Miller Metcalfe**  
*Every step of the way*

# 84 Tetbury Drive

Bolton

## Impressive Corner Plot Semi-Detached House | Large Plot With Parking & Garage | Perfect Family Upsize

Occupying a commanding and equally impressive corner plot stands this nicely appointed three bedroom family home! The property, which is well presented throughout in neutrally decorated throughout and ready to be enjoyed immediately.

Featuring a bright and airy lounge, modern kitchen area, a charming conservatory, three generous bedrooms and a tasteful three piece bathroom suite - we think the house would be absolutely perfect for a growing family who are seeking more space.

The house stands at the foot of a quiet and well regarded cul-de-sac which is popular with families. A number of amenities are nearby such as schools, shops, supermarkets and leisure facilities. For those needing to commute and travel, there's great links to Bolton, Bury, Manchester and beyond.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

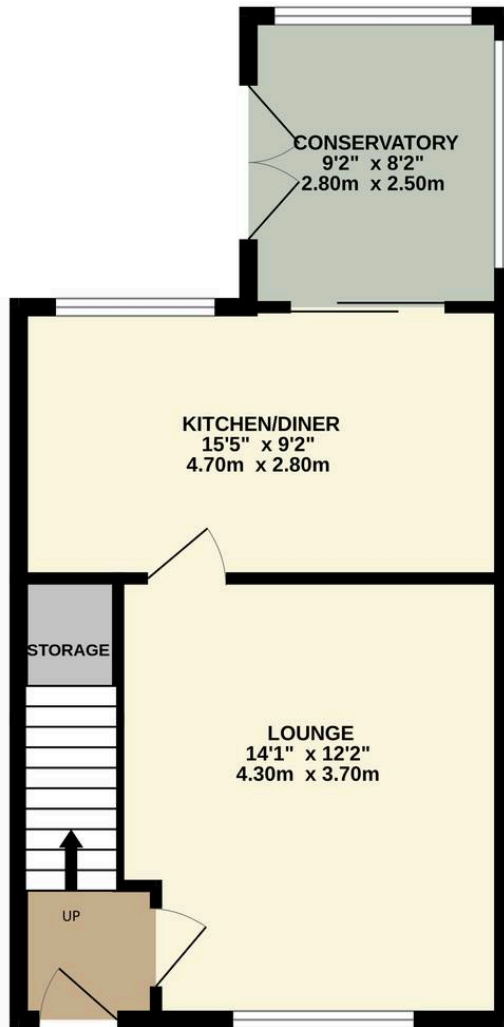




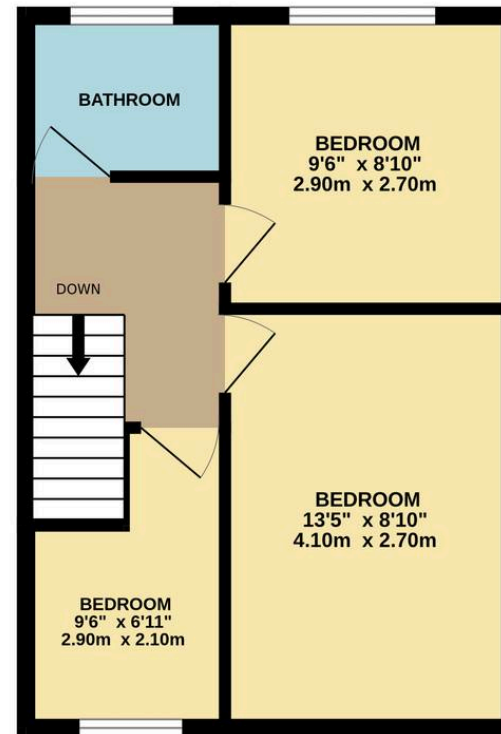




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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## Miller Metcalfe Harwood

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