

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

136 Templecombe Drive, Bolton, BL1 7TD

The Property

A modern semi-detached family home, set on the highly sought after Templecombe Road. Offering generous sized living accommodation, perfect for any growing family.

Step Inside

Into the entrance vestibule where you can kick off your shoes and hang up your coats. The first room to discover is your lounge, a living flame gas fire gives a warm atmosphere. Just off the lounge is a home office, part of the garage has been converted to create this space. An opening leads to your dining room with plenty of space for your dining table and chairs. A door from this room gives access to the impressive kitchen, featuring light grey wall and floor units, built in appliances and a window looking over the rear garden. The dining room also gives access to the conservatory which has been fitted with an insulated roof by the current vendors, to create a lovely relaxing room. PVC French doors lead out to the garden patio.

Bedtime & Baths

The landing connects you to three good sized bedrooms and your 4 piece bathroom. The master bedroom benefits from a modern en-suite shower room. The impressive family bathroom includes a bath with a separate shower enclosure, toilet and sink,

Outside

Patio area, slightly raised timber decked patio, perfect to position your garden furniture. Flower beds and a water feature with a small bridge. To the front is a driveway.

The Location This property is tucked away towards the end of Templecombe Drive, with all of the local amenities you could possibly require within easy reach, whilst being on the fringe of the West Pennine moors and open countryside. The choice of schools in the area are some of the best in Greater Manchester, and recreational facilities within walking distance. If you require good transport links then you are just a short drive to the A666, there is a bus stop to Bolton Town Centre and the train takes you directly into Manchester from both Bromley Cross and Bolton train stations.

136 Templecombe Drive, Bolton, BL1 7TD

£265,000

www.williamthomasesstates.co.uk

454 Darwen Road Bromley Cross Bolton



- Impressive Semi-Detached Family Home
- Lounge/Dining Room
- Study
- Conservatory with Insulated Roof
- Modern Kitchen
- 3 Good Sized Bedrooms/En-Suite Shower Room
- 4 Piece Family Bathroom
- Gardens/Driveway
- Internal Inspection Highly Advised

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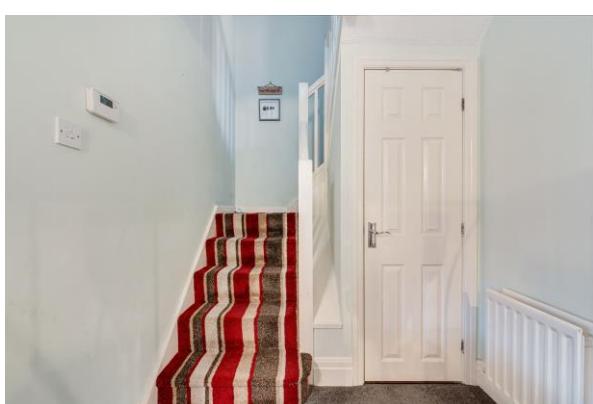
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Front Elevations



Entrance Hallway



Lounge



Dining Room



Kitchen



Conservatory



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Four-Piece Family Bathroom



Rear Garden



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property