

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.

107 Templecombe Drive, Bolton, BL1 7TD

The Property...

An impressive three bedroom family home, occupying an enviable sized corner plot. The rear garden offers fabulous views towards Winter Hill, perfect to admire whilst you sit and relax. Briefly comprising: entrance hall, downstairs Wc, lounge, dining room, modern kitchen, conservatory, three bedrooms, en-suite and a 3 piece family bathroom. Outside are extensive landscaped gardens and two driveways.

The property has had planning granted in the past to extend into a 4 bedroom home, due to its generous plot size this would be a fantastic opportunity for anyone looking for additional living space. (Plans on Bolton Council planning)

Step inside...

Into your entrance hallway, you'll pass the handy downstairs WC as you pass through into the lounge, a lovely bay window looks over the front and a gas fire will give the room a warm glow. Open to the lounge is your dining room, next to this room is your impressive fitted kitchen featuring professionally fitted range of matching drawers, base and wall cabinets, integrated dishwasher, integrated fridge, fan assisted oven/grill, electric induction hob with stainless steel extractor over, stainless steel sink and drainer, With uPVC window which enjoys the aspect over the rear garden, under stairs storage/pantry space and a side entrance uPVC double glazed door, ceiling spot lighting, matching switches and sockets with usb charging points. To the rear of the property sits the conservatory, another peaceful room to sit and relax.

Upstairs...

The landing connects you to three bedrooms and your 3 piece family bathroom. The master bedroom benefits from an en-suite shower room. Bedrooms one and two both benefit from fitted furniture to keep the rooms neat and tidy.

Step Outside...

The outdoor space is amazing, featuring an extensive grey timber decked patio, the perfect spot to position your garden furniture and BBQ to enjoy the summer sun, there is a lawn, perfect for the kids to play and a further Indian Stone flagged patio to sit and relax. It's ideal to entertain family and friends. To the front is a neat lawn and two driveways, providing parking for several vehicles.

The Location...

This property is positioned on 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.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Impressive Three Bedroom Detached Family Home
- Lounge/Dining Room
- Modern Kitchen
- Downstairs WC
- Three Bedrooms/En-Suite Shower Room
- Family Bathroom
- Stunning Professionally Landscaped Large Gardens/Two Driveways
- Planning has been approved to extend in the past
- Viewing Highly Advised

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External Elevations



Entrance Hallway



Lounge



Dining Room



Kitchen



Conservatory



Downstairs WC



First Floor Landing



Master Bedroom



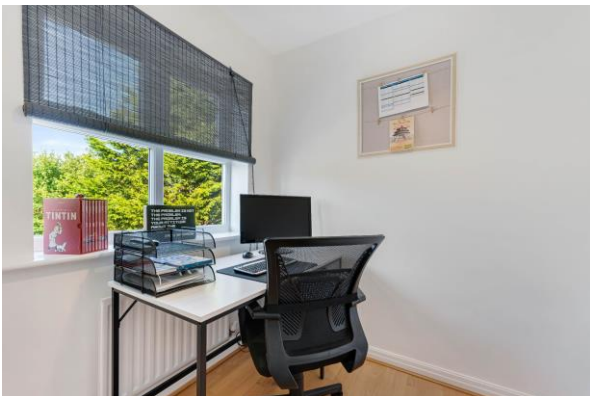
Ensuite



Bedroom Two



Bedroom Three



Three-Piece Bathroom



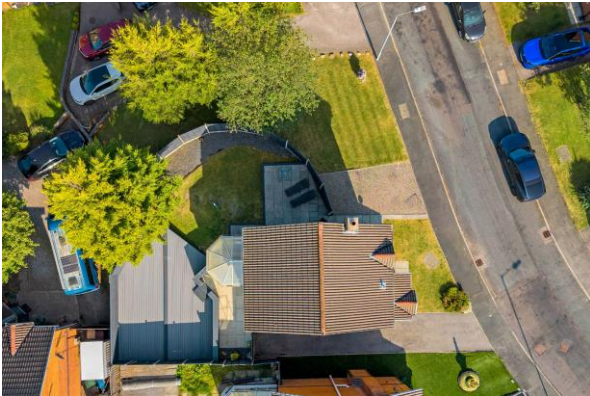
Rear Garden



Rear Garden



Aerial Photo



Agents Notes

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