



4 Torver Drive, Bolton

£200,000 Leasehold

Fully renovated traditional two bedroom semi detached bungalow • Brand new kitchen • Brand new modern shower room • Separate garage with up and over door • Imprinted concrete driveway for two vehicles • Gardens to front and rear • Walking distance to local amenities • Close to transport links • Walking distance to good schools both primary and secondary

 **Wilcox**
Estate Agents Ltd.





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Offered to the market with an auction guide price of £180,000 plus reservation fee, this fully renovated traditional two bedroom semi detached bungalow presents an exceptional opportunity for buyers seeking a turnkey home in a popular residential area. The property has been thoughtfully modernised throughout, featuring a brand new kitchen with contemporary units ideal for those who enjoy cooking and entertaining. The spacious living accommodation includes two well-proportioned bedrooms, providing flexibility for a variety of lifestyles, whether for a small family, downsizers or professionals.

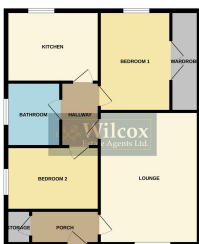
A stylish and modern shower room has been newly installed, offering both comfort and practicality. The bungalow benefits from gas central heating and double glazing, ensuring year-round comfort. There is also a separate garage with an up and over door, providing secure parking or additional storage space. The location is particularly attractive, being within walking distance of a range of local amenities, including shops, cafes and services, as well as highly regarded primary and secondary schools. Excellent transport links are also nearby, making commuting straightforward and convenient.

GROUND FLOOR

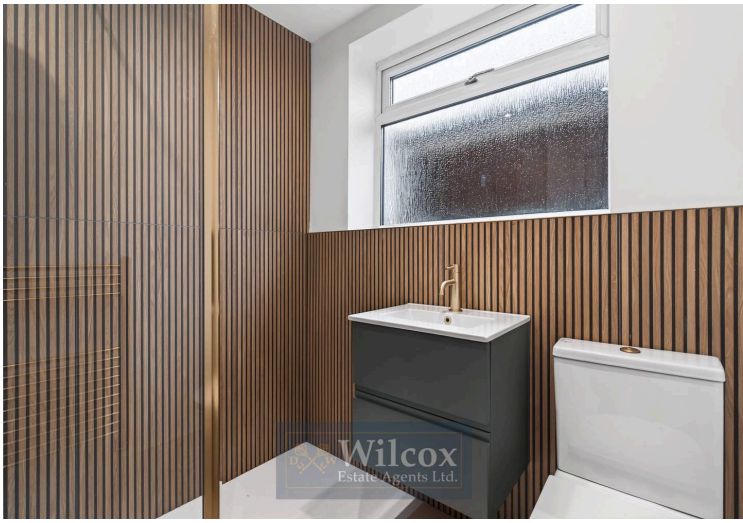


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



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The outside space is equally impressive, beginning with an imprinted concrete driveway to the front, offering off-road parking for two vehicles. This area is bordered by a low level brick wall and features a small lawned section with established bushes, shrubs and planters, creating a welcoming first impression. The separate garage is easily accessed from the driveway and is equipped with concrete flooring, a gas metre, an up and over door, and two ceiling strip lights (providing both practicality and security). To the rear of the property, you will find a flagged patio area perfect for outdoor dining or relaxing, as well as a generous lawn bordered by mature bushes, shrubs, trees and additional planters. Side access is available through a wrought iron gate, allowing convenient movement between the front and rear gardens. The rear garden is enclosed by fence panels, ensuring privacy and a safe environment for children or pets. The combination of well-designed outdoor spaces and low maintenance features makes this property particularly appealing for those seeking a stylish yet practical home in a sought after location.