



## 10 Kilmory Drive, Bolton

£280,000 Leasehold

Three double bedroom link detached property • Two reception rooms • Four piece brand new bathroom suite • Modern oatmeal kitchen with integrated appliances • Downstairs W.C. • Integral garage • Indian stone driveway for two vehicles • Composite decking patio area in rear garden • Fitted wardrobes in all three bedrooms • Close to good schools both primary and secondary





This beautifully presented three double bedroom link detached property offers spacious and versatile accommodation, ideal for modern family living. The home features two welcoming reception rooms, providing ample space for both relaxation and entertaining. The stylish oatmeal kitchen is fitted with modern integrated appliances, creating a practical and attractive space for cooking and dining.

A brand new four piece bathroom suite adds a touch of luxury to the first floor, while a convenient downstairs W.C. serves the ground floor. Each of the three bedrooms benefits from fitted wardrobes, ensuring generous storage and a clutter-free environment. The property also includes an integral garage, which is perfect for secure parking or additional storage. Located close to highly regarded primary and secondary schools, this home is perfectly positioned for families seeking quality education options.

GROUND FLOOR

1ST FLOOR



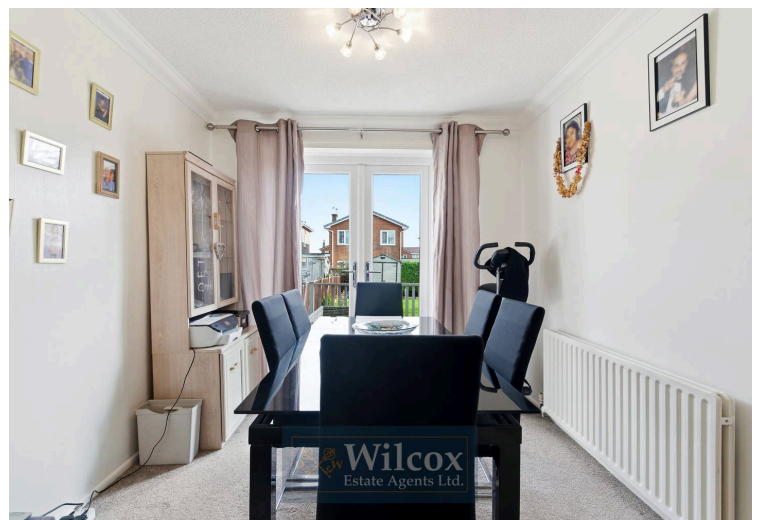
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The outside space has been thoughtfully designed to combine low maintenance with attractive landscaping. The front of the property boasts an Indian stone driveway with parking for two vehicles, bordered by fence panels and mature bushes for privacy and kerb appeal. The driveway also provides direct access to the garage, which is fitted with a practical roller shutter. To the rear, the garden features a composite decking patio area, ideal for outdoor dining and entertaining, as well as a neat lawned section surrounded by established bushes, shrubs, and planters. An outside hosepipe connection is included for convenience, and the garden is fully enclosed with fence panels, offering a safe and secure environment for children and pets. This well-appointed outdoor space provides a perfect blend of functionality and style for year-round enjoyment.