

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.

47 Templecombe Drive, Bolton, BL1 7LT

The Property...A detached family home, set on the highly sought after Templecombe Drive. Briefly comprising of three reception rooms, kitchen-diner, downstairs WC, four spacious bedrooms, the master with an ensuite and a three-piece family bathroom. Externally, this property boasts a large rear garden, front garden, a driveway and a double garage. Located juts off Belmont Road, close to all local amenities such as local shops, pubs, restaurants, countryside walks and transport links.

Step Inside...

Into the welcoming entrance hallway and left into the spacious lounge featuring an attractive fireplace with a gas fire, creating the perfect setting for cosy evenings. Sliding doors lead seamlessly into the bright and airy conservatory, flooded with natural light and offering an additional living space, ideal as a second reception room or relaxing garden room. Returning to the hallway, the separate dining room offers ample space for a family dining table, whilst also being a versatile as a snug or home office if desired. The well-appointed kitchen is fitted with a range of wooden wall and base units, complemented by a breakfast bar. Integrated appliances include a double oven, gas hob with extractor hood, microwave and a fridge freezer. A convenient ground floor WC completes the accommodation on this level.

Bedtime & Baths...

The first-floor landing provides access to four well-proportioned bedrooms, the master with an ensuite and the family bathroom. The master bedroom is a generous double benefitting from fitted furniture and a modern ensuite. The suite is fully tiled and comprises of an enclosed shower, vanity basin, WC with enclosed cistern and a chrome heated towel rail. Bedrooms two and three are both well-sized doubles, while bedroom four is a versatile single currently used as a home office. The three-piece bathroom is tiled in neutral tones fitted with a bath with overhead shower, WC, wash basin, chrome heated towel rail and a storage cupboard.

Step Outside...

Externally, the property boasts a generous rear garden designed for both relaxation and entertaining. A paved patio area provides the perfect setting for outdoor furniture and summer barbecues, while well-maintained lawns offer ample space for children to play, surrounded by space for gardening. Too the front of the property, there is a front lawn is boarded by mature shrubs and a driveway and double garage

provide parking for three to four vehicles.

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.

£425,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Detached Family Home
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Downstairs WC
- Four Well-Sized Bedrooms, The Master With An Ensuite
- Three-Piece Family Bathroom
- Front And Rear Gardens
- Driveway And Garage

47 Templecombe Drive, Bolton, BL1 7LT

The Property... A detached family home, set on the highly sought after Templecombe Drive. Briefly comprising of three reception rooms, kitchen-diner, downstairs WC, four spacious bedrooms, the master with an ensuite and a three-piece family bathroom. Externally, this property boasts a large rear garden, front garden, a driveway and a double garage. Located juts off Belmont Road, close to all local amenities such as local shops, pubs, restaurants, countryside walks and transport links.

Step Inside...

Into the welcoming entrance hallway and left into the spacious lounge featuring an attractive fireplace with a gas fire, creating the perfect setting for cosy evenings. Sliding doors lead seamlessly into the bright and airy conservatory, flooded with natural light and offering an additional living space, ideal as a second reception room or relaxing garden room. Returning to the hallway, the separate dining room offers ample space for a family dining table, whilst also being a versatile as a snug or home office if desired. The well-appointed kitchen is fitted with a range of wooden wall and base units, complemented by a breakfast bar. Integrated appliances include a double oven, gas hob with extractor hood, microwave and a fridge freezer. A convenient ground floor WC completes the accommodation on this level.

Bedtime & Baths...

The first-floor landing provides access to four well-proportioned bedrooms, the master with an ensuite and the family bathroom. The master bedroom is a generous double benefitting from fitted furniture and a modern ensuite. The suite is fully tiled and comprises of an enclosed shower, vanity basin, WC with enclosed cistern and a chrome heated towel rail. Bedrooms two and three are both well-sized doubles, while bedroom four is a versatile single currently used as a home office. The three-piece bathroom is tiled in neutral tones fitted with a bath with overhead shower, WC, wash basin, chrome heated towel rail and a storage cupboard.

Step Outside...

Externally, the property boasts a generous rear garden designed for both relaxation and entertaining. A paved patio area provides the perfect setting for outdoor furniture and summer barbecues, while well-maintained lawns offer ample space for children to play, surrounded by space for gardening. Too the front of the property, there is a front lawn is boarded by mature shrubs and a driveway and double garage provide parking for three to four vehicles.

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.

£425,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

External Elevations



Entrance Hallway



Lounge





Conservatory



Dining Room



Kitchen



Downstairs WC



Landing



Master Bedroom



Ensuite



Bedroom Two



Bedroom Three



Bedroom Four



Three-Piece Bathroom



Rear Garden



Rear Garden





Aerial Photo



Double Garage



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