



104 Templecombe Drive, Bolton
£475,000

Miller Metcalfe
Every step of the way

104 Templecombe Drive

Bolton, Bolton

FOUR BEDROOM DETACHEDSITUATED ON THE DESIRABLE TEMPLECOMBE DRIVE***MODERNISED TO A HIGH STANDARD THROUGHOUT*** Situated on the ever-desirable Templecombe Drive, this spacious 4-bedroom detached home offers versatile living spaces and modern conveniences, perfect for family life. Upon entering, you're welcomed by a large entrance hall leading to the rest of the house. The main living room, the family hub, features fronted windows and French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living. The dining room, equally versatile, can serve as a family dining area or a playroom, complete with sliding patio doors to the garden. For those who enjoy entertaining, the double doors between the living and dining rooms can be opened to create an expansive, open-plan layout. The recently modernised kitchen boasts a range of integrated appliances and adjoins a useful utility room, offering additional convenience. At the front of the property, a large sitting area has been cleverly divided into an office and a separate sitting room, but could also be adapted as a games room, providing a truly flexible space. A modern downstairs WC and a handy storage closet complete the ground floor. Upstairs, the property features four bedrooms and a stylish family bathroom. The master bedroom is a generous double with fitted wardrobes and an elegant ensuite shower room. The second and third bedrooms are also comfortable doubles, both with fitted wardrobes, while the fourth bedroom is perfect as a single or home office, featuring fitted wardrobes and overhead storage. Externally, the property offers two driveways, one at the front and another at the rear, along with a garage. The rear garden has been thoughtfully designed for low maintenance, with a blend of decking and lawn, making it an ideal space for relaxation or family gatherings. This property is a must-see for families seeking a flexible, modern home in a highly sought-after location.

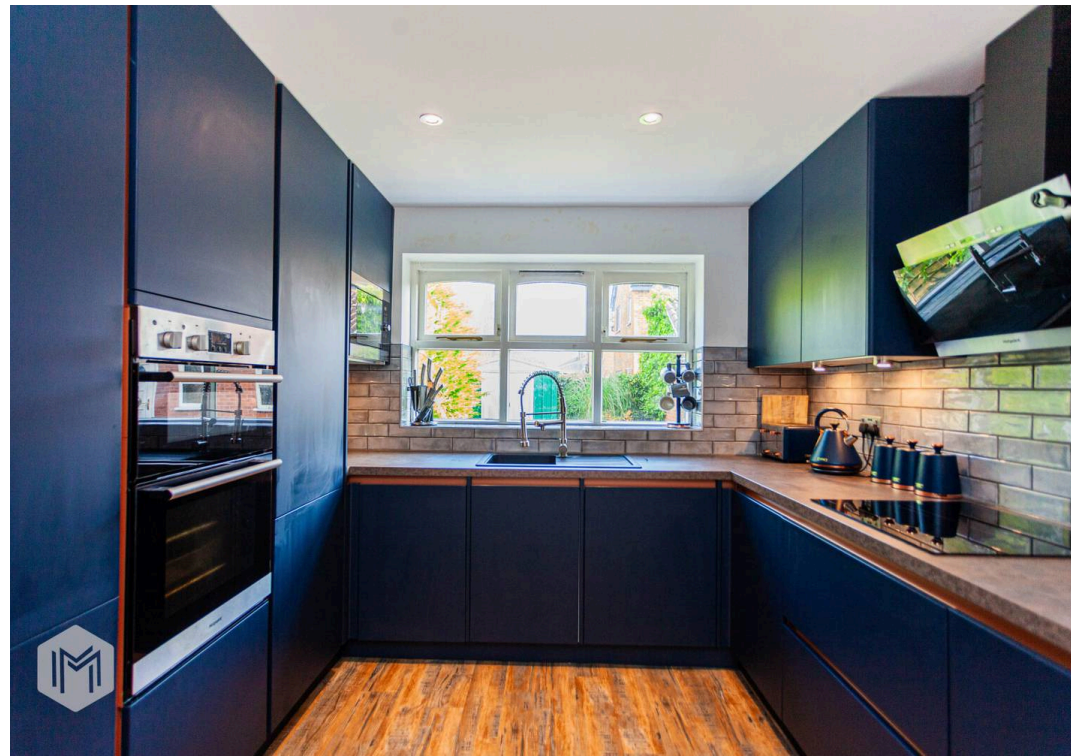
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

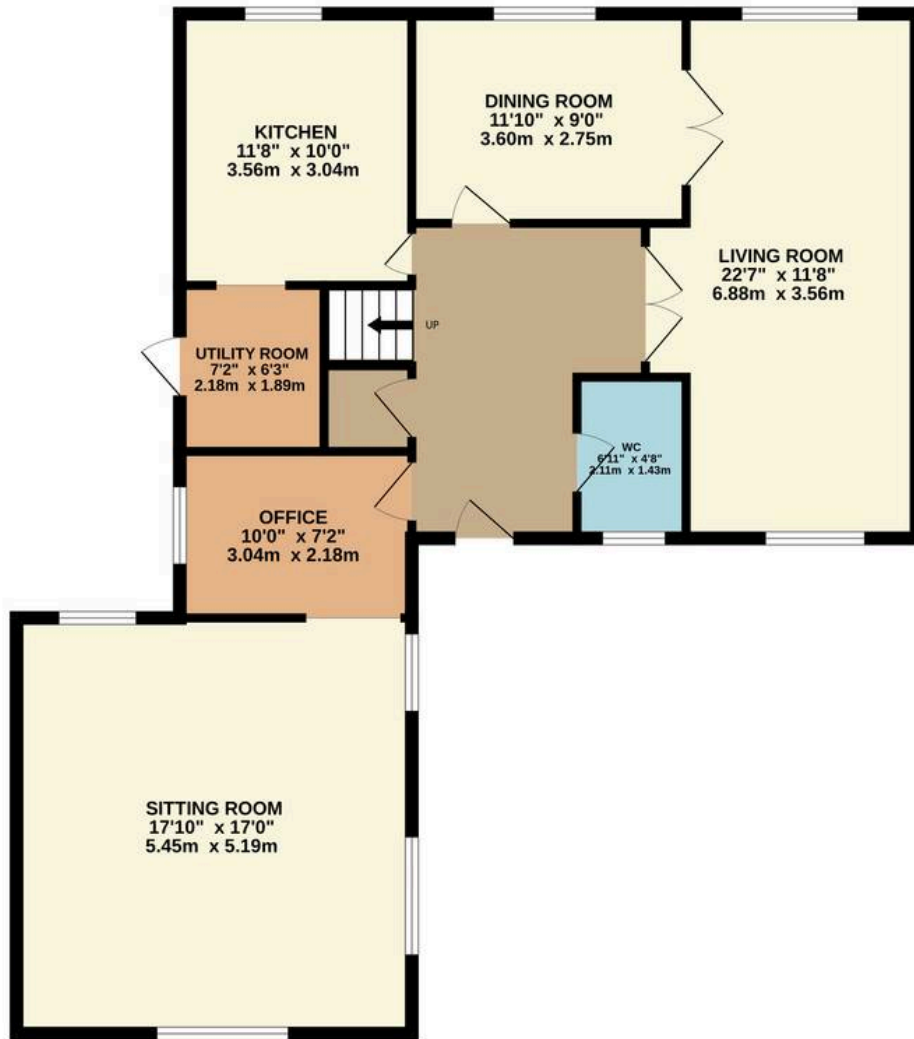




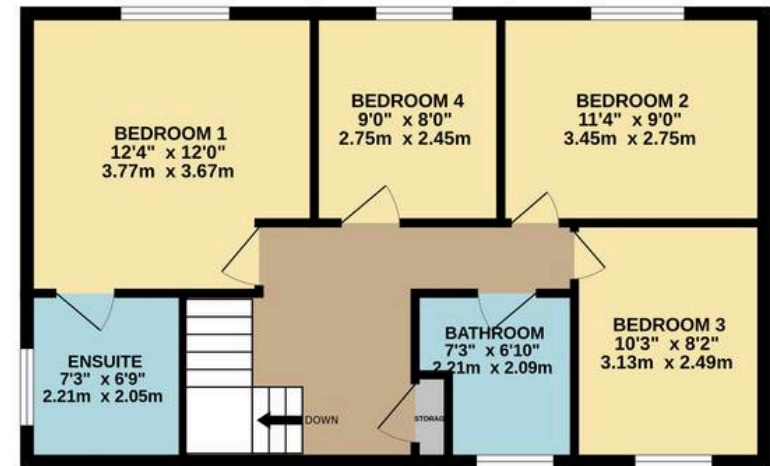




GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

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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