



## 35 Tarbet Drive, Bolton

£250,000 Leasehold

Three bedrooms semi detached property • Two reception rooms • Modern wetroom • Double bedrooms have beautiful fitted wardrobes • Garage with electric roller shutter door • Driveway • Garden to front, side and rear • Walking distance to good primary schools • Close to local amenities • Close to good bus routes





This beautifully presented three bedroom semi detached house offers spacious and versatile accommodation, making it ideal for families or those seeking a comfortable home in a sought after location. The property features two generous reception rooms, providing ample space for both relaxation and entertaining. A modern wet room adds a touch of luxury and convenience, while the double bedrooms are enhanced by attractive fitted wardrobes, offering excellent storage solutions.

Throughout the home, solid wooden doors add a sense of quality and durability. The well appointed kitchen and living areas are complemented by thoughtful design touches and a bright, welcoming atmosphere. With a garage that boasts an electric roller shutter door, as well as a private driveway, parking is both secure and convenient. The property is situated within walking distance to highly regarded primary schools, making it perfect for families with young children. In addition, local amenities and excellent bus routes are close by, ensuring easy access to shops, services and transport links.

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 surrounding the property is both generous and well maintained. A sturdy brick wall encloses the plot, providing privacy and security, with double wrought iron gates offering an impressive entrance. Lawned areas on both sides of the property create a sense of openness, while mature bushes, shrubs, small trees, planters and conifers add colour and interest throughout the year. The flagged driveway provides ample off road parking and leads conveniently to the garage. Access to the rear garden is easy, and the gardens to the front, side and rear of the property offer plenty of space for outdoor entertaining, play or relaxation. This delightful home combines practical features with attractive outdoor areas, creating an ideal setting for modern family living.