



Independent Estate Agents
Cardwells Est. 1982

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CROMPTON WAY, TONGE MOOR, BL2 2RX



- Opposite Seven Acres Country Park
- Lovely views to the front, superb location
- Traditional style brick semi detached
- Kitchen & rear porch extension
- 2 generous reception rooms
- 2 double bedrooms, white 3pc bathroom
- Recently decorated, new carpets, no chain
- Gated off road parking, lovely gardens



Offers in Excess of £180,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A traditional style semi detached house, enjoying a superb position with Seven Acres Country Park directly opposite. Beautiful countryside is almost on the doorstep and ready to be explored via foot or bicycle, additionally, Cannon Slade High School and other popular schools are nearby and within easy reach, as are a variety of shops, transport links, restaurants, sporting clubs/facilities and both Bolton and Bury town centres. The property has recently undergone a variety of improvement works, which include the addition of a new security alarm system, new carpets, complete refreshing of the decorations and is hopefully ready for immediate occupation. The accommodation briefly comprises: entrance vestibule, reception hallway, bay windowed living room, dining room, fitted kitchen, rear porch, first floor landing, two double bedrooms and a modern white three-piece bathroom suite. Externally, there are excellent garden areas to the front and the rear, the rear garden enjoys patio and lawn space whilst there is wrought iron gated driveway parking to the front. The property is offered for sale with early vacant possession and no further upward chain delay, therefore it is hoped that a prompt completion can be arranged once the sale is agreed. Some similar properties have modified the living accommodation to create a third bedroom upstairs, so there could well be potential to modify the existing layout, any works of this nature would, of course be subject to all, and any appropriate permissions and regulations. There really is a great deal to admire and a viewing comes with our highest recommendations. In the first instance, there is a walk-through viewing video available to watch, and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The overall approximate floor area of the property extends to around 882 ft.².

Entrance vestibule: 4' 1" x 3' 3" (1.253m x 0.993m) Quality double glazed entrance door with double glazed window above

Reception hallway: 8' 1" x 3' 3" (2.461m x 0.993m) Radiator.

Living room: 14' 1" x 11' 8" (4.301m x 3.552m) Measured at maximum points into the uPVC bay window, radiator, tiled fireplace with detailed timber surround and electric fire.

Dining room: 13' 9" x 15' 3" (4.201m x 4.639m) Marble fireplace complete with electric fire, two tall uPVC leaded glass windows with central uPVC door, which opens to the rear garden, new carpeting in 2024, two radiators, timber open tread stairs, off to the first floor.

Kitchen: 8' 0" x 8' 1" (2.443m x 2.473m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, four ring induction electric hob with extractor above, the room is flooded with natural light from the triple uPVC double glazed windows to the side, circular bowl, stainless steel sink, and drainer, door off to the rear porch.

Rear porch: Quality rear entrance door, uPVC windows overlooking the garden.

First floor landing: 5' 9" x 5' 3" (1.753m x 1.609m) Loft access point, uPVC window to the side, radiator.

Master bedroom: 15' 3" x 12' 3" (4.656m x 3.736m) A generously sized master bedroom with built-in wardrobes/storage space to one wall, new carpet in 2024, uPVC leaded glass window to the front, which enjoys the aspect towards the country park, radiator.

Bedroom 2: 13' 9" x 9' 2" (4.195m x 2.804m) Measured at maximum point, uPVC leaded glass window overlooking the rear garden, radiator, new carpet in 2024.

Bathroom: 8' 1" x 5' 8" (2.453m x 1.737m) A modern white three piece bathroom suite comprising: dual flush WC, pedestal wash hand basin and bath with folding glass shower screen, heated towel rail, uPVC window, built-in storage, space, contrasting ceramic wall tiling, spot lighting, extractor fan.

Parking: There are wrought iron vehicle gates to the front which lead to the private driveway car parking.

Plot size: The overall approximate plot size is around 0.04 of an acre.

Rear garden: The rear garden is fully enclosed and enjoys both patio and lawn areas with well stocked borders with shrubs and small trees.

Energy performance certificate: Energy performance certificate (EPC)the energy performance certificate rating is D and this is valid until the 31st of May 2023.

Chain details: The property is offered for sale with early vacant possession, and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton, premarketing research indicates that the property is Leasehold, enjoying a term of 5000 years from 10th February 1930

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated, this is at an annual cost of around £1,524 based on 2023 figures.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

