



**CROMPTON WAY, TONGE MOOR, BL2 3AF**



- Extended three bedroom semi detached
- Sold with no upward chain delay
- Walking distance to Hall Ith Wood station
- Close to Firwood Fold, Vaillant boiler
- Lounge. Dining rn, sun rm, stylish kitchen
- Utility room, garage & driveway
- EPC C, 1,151 sqft, Council Tax C, Freehold
- Close to Canon Slade High School



**Offers Over £210,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





An extended three bedroom, freehold, semi detached family home set within a consistently popular residential location, set back from Crompton Way and within walking distance of Cannon Slade High School and Hall Ith Wood train station which directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. The property is sold with no further upward chain delay so it is hoped that a prompt completion can be arranged when the sale is agreed. The extended accommodation extends to around 1.151 square foot and briefly comprises: entrance vestibule, reception hallway, living room with feature fireplace, dining room which opens up into the sunroom, stylish fitted kitchen, utility room, first floor landing, three bedrooms and a white bathroom suite. Externally there is a garage served by a sizable driveway providing excellent private off-road car parking, a pretty front garden and a fully enclosed rear garden designed with easy maintenance in mind. The property benefits from valliant gas combination central heating boiler, UPVC double glazing, and there is a CCTV cameras fitted. The property offers wonderful potential to be further enhanced, and we encourage all parties to watch the walk-through viewing video in the first instance. There is a great deal to admire, and a viewing is essential 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Timber door to:

**Hallway:** 10' 7" x 5' 11" (3.22m x 1.80m) Carpet, spindle staircase to landing.

**Lounge:** 12' 6" x 12' 5" (3.81m x 3.78m) Wooden flooring, feature fireplace and surround with inset fire, upvc double glazed window, radiator.

**Dining Room/Sun Room:** 18' 7" x 9' 5" (5.66m x 2.87m) Wooden flooring, upvc double glazed window, radiator.

**Kitchen:** 10' 7" x 8' 6" (3.22m x 2.59m) Professionally fitted kitchen comprising: 1 1/2 bowl sink unit with mixer tap over, high gloss base and wall units, cushion flooring, oven, four ring hob, there is a wine cooler only for storage as its not working, wall mounted gas boiler, upvc double glazed window.

**Utility Room:** 6' 7" x 9' 0" (2.01m x 2.74m) Plumbing for white goods, worktop and wall mounted shelves.

**Landing:** 10' 4" x 6' 0" (3.15m x 1.83m) Carpet, upvc double glazed window, double storage cupboards.

**Bedroom 1:** 10' 8" x 12' 1" (3.25m x 3.68m) Laminate flooring, built in wardrobe, upvc double glazed window, radiator.

**Bedroom 2:** 10' 11" x 9' 10" (3.32m x 2.99m) Carpet, built in wardrobe, sink unit on a vanity cupboard, upvc double glazed window, radiator

**Bedroom 3:** 7' 6" x 5' 11" (2.28m x 1.80m) Carpet, upvc double glazed window, radiator.

**Bathroom:** 3 piece suite comprising: wc, wash basin and bath with mixer shower, cushion flooring, full wall tiling, two frosted upvc double glazed windows, radiator.

**Outside:** Driveway leading to a single garage, small front garden, patio style garden to the rear.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

**Council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Thinking of selling or letting in Bolton:** Thinking of selling or letting a property in Bolton? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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

