



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), roomings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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CROMPTON WAY, TONGE MOOR, BL2 2RU



- Bay window three bed semi
- Ideal to update to taste & specification
- Close to Seven Acres Country Park
- Lounge, Dining Rm & Conservatory
- 3pc bathrm suite, 3 beds with wardrobes
- Garage & gated private driveway
- Pretty gardens to the front & rear
- Gas CH, UPVCDH, no upward chain



£199,995

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A three bedroom semi detached family home offered for sale with early vacant possession and no further upward chain delay. Situated on Crompton Way the beautiful local countryside of Seven Acres country Park is just a short walk away, while fantastic schools, excellent shops, restaurants and superb sporting leisure facilities are all nearby. It is fair to point out that the property may benefit from some cosmetic improvements to totally fulfil its potential, and this may be an ideal opportunity to improve and update a family home to your own tastes and specifications. The accommodation on offer briefly comprises: entrance porch, reception hallway, bay window lounge with sliding doors into the dining room, UPVC conservatory, fitted kitchen, first floor landing, three bedrooms and a three-piece bathroom suite. Externally, there is a single garage served by a shared gated driveway, a pretty garden to the front and a lovely garden to the rear. The property benefits from UPVC double glazing, gas central heating and importantly is sold with early vacant possession and no further upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection could be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 7' 6" x 2' 10" (2.280m x 0.86m) UPVC windows and double entrance doors, tiled floor.

Hallway: 3' 9" x 3' 11" (1.146m x 1.191m) Stairs off to the first floor.

Living room: 14' 11" x 14' 2" (4.548m x 4.328m) Measured at maximum points into the UPVC bay window, fitted blinds, two radiators, living flame gas fire with detailed surround and mantle, sliding doors into the dining room.

Dining room: 10' 2" x 10' 10" (3.092m x 3.302m) Sliding UPVC patio doors which open into the conservatory, radiator, door off to the kitchen.

Conservatory: 9' 11" x 7' 7" (3.022m x 2.316m) Measure at maximum points. UPVC windows and UPVC double doors which open out onto the rear garden, tiled floor.

Kitchen: 10' 1" x 5' 11" (3.076m x 1.796m) A fitted kitchen with a matching range of: drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, double oven/grill, electric hob with extractor over, UPVC small bay style window overlooking the rear garden, UPVC side entrance door, door off to under stairs cupboard/pantry storage space which contains the Potterton boiler and a radiator.

First floor landing: 7' 6" x 7' 4" (2.292m x 2.241m) UPVC window to the side.

Bedroom One: 12' 0" x 11' 2" (3.655m x 3.405m) UPVC window to the front, feature timber flooring, professionally fitted bedroom furniture providing wardrobes, built-in drawers, storage cabinets, bridging cabinets and matching bedside drawers, fitted blinds, radiator.

Bedroom two: 11' 3" x 9' 6" (3.425m x 2.899m) UPVC window with fitted blinds overlooking the rear garden, radiator, built-in mirrored wardrobes

Bedroom three: 8' 2" x 7' 6" (2.483m x 2.276m) UPVC window to the rear with fitted blinds overlooking the rear garden, radiator, Wardrobes to one wall.

Bathroom: 7' 4" x 5' 8" (2.244m x 1.726m) A three-piece bathroom suite comprising: dual flush WC, wash hand basin and bath with shower over and fitted glass shower screen, UPVC window, radiator, ceramic wall tiling.

Garage. There is a single garage with up and over vehicle access door. The garage is served by a shared driveway. There is a gate on the shared driveway which both this and the next door property have keys for the gate just provides an additional element of security.

Outside: To the rear garden there is flagged patio space as you step out of the conservatory and a shaped lawn with well stocked borders and additional patio space to the rear of the garden, mature shrubs and trees enhance the privacy of the rear garden. The front garden is predominantly laid to lawn and sit behind a low-level brick wall with mature shrubs and small trees to the borders.

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

Tenure: Cardwells Estate Agents Bolton pre-marketing research showed that there are both leasehold and freehold titles of the same size associated with this address. The leasehold title number is LA210005 and we understand that to be a term of 5000 years from the 17th of September 19th 1930, at the time of writing we do not know the leasehold charge associated with this title, but we are advised that it was once paid to Robert Fairhurst and Co in Bolton town centre. The freehold title number is MAN310352. We encourage all parties to seek clarification to their satisfaction from their solicitor.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

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.

Bolton Council Tax Band: 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 B at an annual cost of around £1,670 per annum.

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 at your convenience.

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 or visit: 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.

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