



**CROMPTON WAY, BOLTON, BL2 2SQ**



- No onward chain
- Semi detached family home
- Five bedrooms
- Three reception rooms
- Driveway parking for 2 cars
- Well manicured rear garden
- In need of modernisation
- Close to local amenities and commuter routes



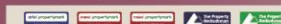
**Offers in Excess of £275,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this extended semi detached family home offering good sized accommodation throughout. The property is located just off Crompton Way and is just a short walk of many local beauty spots like Seven Acres Country Park and Leverhulme Park. The property is also ideally located for the commuter with both Bolton and Bury town centres being a short drive away along with Hall I'th Wood train station which takes you directly through to Manchester. The property does need modernising and is therefore a superb opportunity for someone to put their own taste into this family home. Internally the accommodation comprises an entrance hallway, lounge, sitting room, dining room, kitchen and cloakroom/wc to the ground floor with five bedrooms, shower room and separate wc to the first floor. Externally there is flagged driveway parking for two cars with steps leading up to the porch at the front. To the rear of the property, there is a flagged patio area with a flagged path leading to a gate down the side of the property to the front. The rear garden is beautifully maintained with a well manicured lawn with mature borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Porch:** Double glazed French doors leading into the porch with door leading into the entrance hallway.

**Entrance hallway:** Ceiling light point, radiator, stairs leading to the first floor.

**Cloakroom w.c:** Ceiling light point, extractor fan, WC, wash hand debating, tiled walls

**Lounge:** 11' 11" x 11' 5" (3.64m x 3.47m) Ceiling light point, wall lamps, gas fire and surround, double glazed bay window to the front, radiator.

**Sitting room:** 14' 4" x 12' 0" (4.38m x 3.66m) Ceiling light point, gas fire surround, radiator, double glazed window overlooking the rear garden.

**Dining room:** 15' 4" x 6' 11" (4.68m x 2.11m) Ceiling light point, radiator, dual aspect double glazed windows to the front and the side, open into the kitchen.

**Kitchen:** 13' 11" x 7' 9" (4.24m x 2.36m) Ceiling light point, radiator, double glazed window overlooking the rear garden, door leading to the rear garden, range of fitted wall and base units with integrated extractor fan, gas hob and electric oven, space for a washing machine and dryer, one and a half bowl sink with mixer tap and drainer, tiled walls.

**Landing:** Wall lamp, loft access, split level landing

**Bedroom 1:** 11' 5" x 11' 3" (3.49m x 3.42m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 12' 6" x 11' 3" (3.81m x 3.43m) Ceiling light point, double glazed window overlooking the rear garden, radiator, laminate effect flooring, fitted wardrobes.

**Bedroom 3:** 12' 5" x 7' 0" (3.78m x 2.13m) Ceiling light point, fitted wardrobe, radiator, double glazed window to the front.

**Bedroom 4:** 8' 9" x 7' 1" (2.66m x 2.15m) Ceiling light point, radiator, double glazed window overlooking the garden, fitted wardrobes.

**Bedroom 5:** 8' 0" x 6' 9" (2.45m x 2.07m) Ceiling light point, double glazed window to the front, radiator.

**Bathroom:** 6' 9" x 5' 6" (2.05m x 1.67m) Ceiling light point, double glazed window to the rear, radiator, pedestal sink, walk and shower cubicle, tiled splashback to the walls.

**Separate w.c:** Ceiling light point, WC, tiled walls.

**Outside:** To the front of the property, there is flagged driveway parking for two cars with steps leading up to the porch. To the rear of the property, there is a flagged patio area with a flagged path leading to a gate down the side of the property to the front. The rear garden is beautifully maintained with a well manicured lawn with mature borders surrounding.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 May 1946

**Council tax:** Cardwells estate agents Bolton research shows the property is in band D annual charges of £2267

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**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.

