



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings 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.co.uk

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CROMPTON WAY, TONGE MOOR, BL2 2SQ



- No onward chain
- Semi detached family home
- Three bedrooms
- Two reception rooms
- Driveway and garage parking
- Well manicured gardens
- Close to local amenities and commuter routes
- Opportunity to create a wonderful family home



Offers in the Region Of £265,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented semi detached family home located within a very popular and convenient location, off Crompton Way, with easy access of transport links, shops, schools and many other amenities. The property is ideally located for the commuter with both Bolton and Bury town centres being a short drive away along with Hall l'th Wood train station which takes you directly through to Manchester. Internally the property accommodation comprises an entrance hallway, lounge, dining room, and kitchen to the ground floor with three good sized bedrooms and a bathroom to the first floor. Externally the property has a good sized driveway leading to the garage at the front with a well kept lawn and rockery to the side. To the rear of the property there is a large flagged patio area leading onto the beautifully manicured lawn with flowerbeds and borders to the rear and the sides. From the patio there is also a gate to the side of the property which leads to the front of the house. For further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Double doors leading into the porch with a single door with original leaded window leading into the hallway.

Entrance hallway: Ceiling light point, radiator, under stairs storage, door to the garage,

Lounge: 12' 0" x 11' 5" (3.66m x 3.47m) Ceiling light point, wall lamps, coving to the ceiling, living flame gas fire and surround, radiator.

Dining Room: 14' 5" x 11' 11" (4.39m x 3.62m) Ceiling light point, coving to the ceiling, double glazed window overlooking the garden, radiator, living flame gas fire and surround.

Kitchen: 14' 1" x 7' 9" (4.28m x 2.37m) Radiator, double glazed window overlooking the garden, door leading to the garden, fitted wall and base units with one and a half bowl sink with mixer tap and drainer, space for a dishwasher, washing machine, electric oven, ceiling light point, tiled splashback to the walls.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 12' 6" x 11' 4" (3.82m x 3.45m) Loft access, fitted wardrobes, radiator, wash hand basin, ceiling light point, loft access, double glazed window overlooking the garden.

Bedroom 2: 11' 6" x 11' 1" (3.50m x 3.37m) Fitted wardrobes, radiator, double glazed bay window to the front, ceiling light point.

Bedroom 3: 8' 1" x 6' 9" (2.47m x 2.07m) Radiator, double glazed window to the front, ceiling light point.

Bathroom: 6' 8" x 5' 5" (2.03m x 1.65m) Double glazed window to the rear, radiator, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled walls, ceiling light point.

Storage room: 4' 0" x 2' 9" (1.22m x 0.85m) Ceiling light point, double glazed window to the side.

Garage: 16' 6" x 7' 9" (5.04m x 2.35m) Mounted boiler, double glazed window to the side, ceiling light point, roller shutter door to the front.

Externally: The front of the property there is a good sized driveway leading to the garage with a well kept lawn and rockery to the side. To the rear of the property there is a large flagged patio area leading onto the beautifully manicured lawn with flower beds and borders to the rear and the sides. From the patio there is also a gate to the side of the property which leads to the front of the house.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

Flood Risk: 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.

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.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

Arranging a mortgage: Cardwells 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 or visiting: www.Cardwells.co.uk

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