



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

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



- Stunning 3 bed semi detached house
- No upward chain involved
- Contemporary interior
- Very well presented
- Modern family bathroom
- Gardens driveway & garage
- Good local amenities & transport links
- Spacious open plan kitchen dining room



**£238,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A fantastic opportunity to purchase this stunning three bedroom semi-detached house, situated in a very popular and convenient location. Step inside and you will find a contemporary and spacious interior making this an ideal family home. The property has the advantage of no upward chain involved. The location is ideal for commuters with Hall ith wood train station close by. The area is also served with local shops and good schools and easy access to the motorway network. Briefly the accommodation comprises entrance porch, lounge, open plan kitchen dining room and a utility room. To the first floor there are three bedrooms and a family bathroom. There is an open plan garden with feature plants displays. A block paved driveway provides ample off-street parking. The driveway continues along the side elevation, to a single attached garage with an up and over door. Viewing is highly recommended to fully appreciate this lovely property, through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Entrance Porch:** UPVC double glazed front door leading to the entrance porch with 2 UPVC double glazed windows, tiled floor, radiator, inset spotlights to the ceiling.

**Lounge:** UPVC double glazed window to the front aspect, feature electric fireplace, radiator, open plan wooden staircase, leading to the landing, inset spotlights.

**Kitchen dining room:** UPVC double glazed French doors to the rear garden aspect, UPVC double glazed window to the side aspect, contemporary fitted wall base units with complementary work surfaces and splashbacks, island unit incorporating a breakfast bar, built in oven and grill, stainless steel sink unit with mixer tap, integrated dishwasher, induction hob, radiator, inset spotlights to the ceiling, archway leading to:

**Utility Room:** 2 UPVC double glazed doors to the side and rear aspects, tiled floor, space and plumbing for a washing machine.

**Landing:** UPVC double glazed window to the side aspect, storage cupboards, inset spotlights the ceiling.

**Bedroom 1:** UPVC double glazed window to the front aspect, radiator below, inset spotlights to ceiling.

**Bedroom 2:** UPVC double glazed window to the rear aspect, radiator below, inset spotlights, access to the loft.

**Bedroom 3:** UPVC double glazed window to the front aspect, radiator below inset spotlights the ceiling.

**Bathroom:** 2 UPVC frosted double glazed windows to the side and rear aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, inset to a vanity unit, chrome plated towel rail, inset spotlights, extractor fan.

**Outside:** There is an open plan garden with feature plants displays. A block paved driveway provides ample off-street parking. The driveway continues along the side elevation, to a single attached garage with an up and over door.

**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](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.

**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](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 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)

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