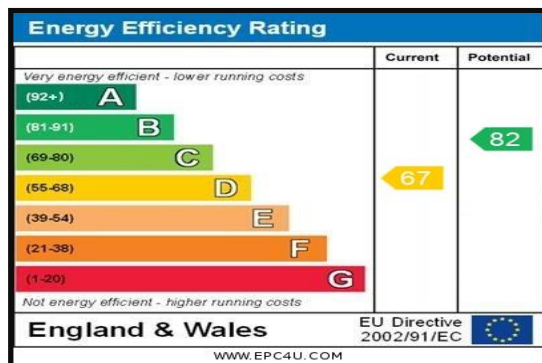
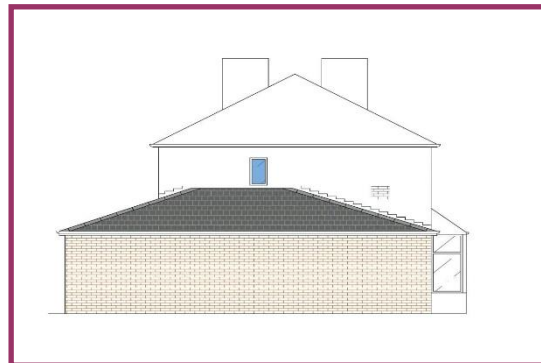




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CROMPTON WAY, TONGE MOOR, BL2 2RU



- Three bed semi detached
- Two reception rooms
- Extended kitchen
- Wet room and guest WC
- Sizable corner plot
- Double garage and Driveway
- Planning permission granted
- No onward chain delay



£230,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This sizeable semi detached is located on a substantial corner plot and has planning permission granted for a wraparound extension, details to follow. The accommodation currently comprises entrance hallway, two reception rooms, extended kitchen, guest WC, three bedrooms and a wet room however, as previously mentioned there is the scope to extend further if required. The property sits on an unusually large plot for the area and currently has garden areas to the front side and rear with a double garage and driveway beyond. Offered with no onward chain delay, early viewing is advised which in the first instance can be via our virtual viewing video and then in person by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or via our website cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 15' 5" x 5' 7" (4.7m x 1.7m) Double glazed window and door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Under stairs storage.

Lounge: 13' 5" x 12' 0" (4.1m x 3.65m) Double glazed bay window to the front elevation. Living flame gas fire. Radiator. Decorative coving to the ceiling. Laminate floor.

Dining room: 13' 5" x 8' 10" (4.1m x 2.7m) Double glazed French doors to the rear elevation. Radiator.

Kitchen: 13' 9" x 7' 7" (4.2m x 2.3m) Double glazed window to the side elevation and double glazed door to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Electric double oven. Extractor hood. Inset one and a half bowl sink and drainer. Space for fridge freezer. Plumbed for washing machine and dishwasher.

Guest w.c: Double glazed window to the side elevation. Two piece suite comprising corner wash hand basin and WC. Central heating boiler.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1: 11' 10" x 11' 10" (3.6m x 3.6m) Double glazed window to the front elevation. Radiator.

Bedroom 2: 11' 10" x 8' 10" (3.6m x 2.7m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 8' 10" x 7' 3" (2.7m x 2.2m) Double glazed window to the front elevation. Radiator.

Wet room: 7' 3" x 5' 7" (2.2m x 1.7m) Double glazed window to the rear elevation. Wet room style shower with floating wash hand basin and dual flush WC. Tiled elevations. Radiator.

Externally: The property sits on a sizable plot with gardens to 3 sides, the front having flagged path to the front door leading past twin lawns, one of which extends around the side. There are mature shrub borders. The side of the property is laid mainly to lawn whilst the rear is divided into two sections one having paved patio and covered decked area with lawn. The second section has a double width driveway with wrought iron gates leading to the detached double garage with power lighting and twin up and over doors.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 5000 years from 17 June 1929

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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

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

Thinking of selling or letting 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.

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 or visiting: 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

