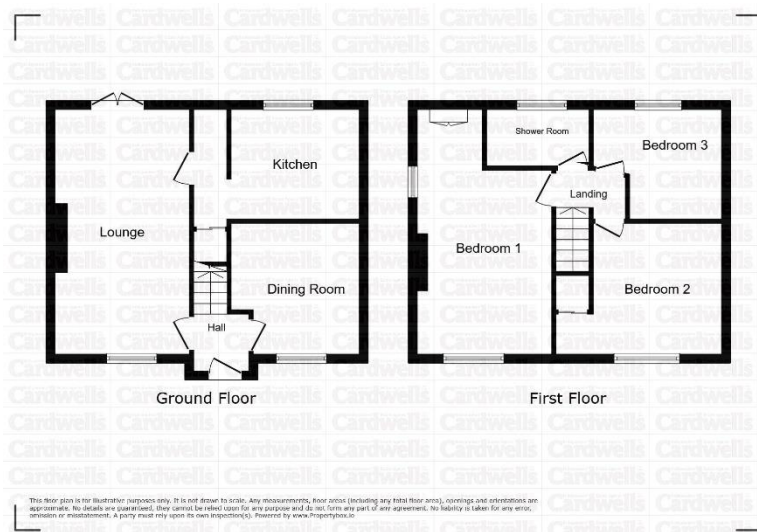




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CROMPTON WAY, BOLTON, BL1 8UR



- Double-fronted semi-detached home
- Three bedrooms
- Two reception rooms
- No upward chain
- Requires modernisation/updating
- Excellent opportunity to add value
- Close to train station
- Convenient for amenities & transport links



£150,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Situated in a popular and convenient residential location, this double-fronted semi-detached home offers spacious accommodation throughout and is available with no upward chain. Requiring updating to realise its full potential, the property presents an excellent opportunity for buyers seeking a home they can personalise to their own taste and specification. The accommodation comprises three well-proportioned bedrooms, two generous reception rooms, a kitchen, and a shower room, providing ample space for modern family living. The double-fronted design creates an attractive appearance and contributes to the generous room sizes found throughout the property. Ideally positioned for commuters, the home is within easy reach of the train station, as well as local amenities, schools, and transport links. With its sought-after location, spacious layout, and significant scope for improvement, this property is sure to appeal to families, first-time buyers, and investors alike. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance hall: Staircase to the landing, doors lead to

Dining room: 10' 0" x 10' 0" (3.05m x 3.05m) uPVC double glazed window front aspect, ornamental fireplace with a wooden surround.

Lounge: 19' 1" x 8' 6" (5.81m x 2.59m) uPVC double glazed window front aspect, uPVC double glazed sliding door rear garden aspect, feature brick fireplace incorporating a gas fire, radiator.

Kitchen: 13' 2" x 8' 5" (4.01m x 2.56m) uPVC double glazed window rear garden aspect, fitted wall and base units with complimentary work surfaces, breakfast bar, tiled splashbacks, sink unit with mixer tap, space for a range cooker, space and plumbing for a washing machine, storage room, built in under stairs storage cupboard.

Landing: Access to the loft, doors lead to

Bedroom 1: 19' 0" x 10' 6" (5.79m x 3.20m) uPVC double glazed window front aspect, uPVC double glazed window side aspect, radiator, wrought iron fireplace, picture rail.

Bedroom 2: 10' 1" x 13' 5" (3.07m x 4.09m) uPVC double glazed window front aspect, radiator below, built in wardrobe, picture rail.

Bedroom 3: 9' 10" x 8' 6" (2.99m x 2.59m) uPVC double glazed window rear aspect, radiator below.

Shower room: 8' 0" x 4' 5" (2.44m x 1.35m) uPVC frosted double glazed window rear aspect, white suite comprising, shower cubicle, wash basin, close coupled WC, radiator.

Outside: To the front there is a laid to lawn garden and a pathway. The pathway continues along the side elevation to the rear garden. To the rear there is an enclosed garden, which is in two main parts, steps lead up to a laid to lawn area.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

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

