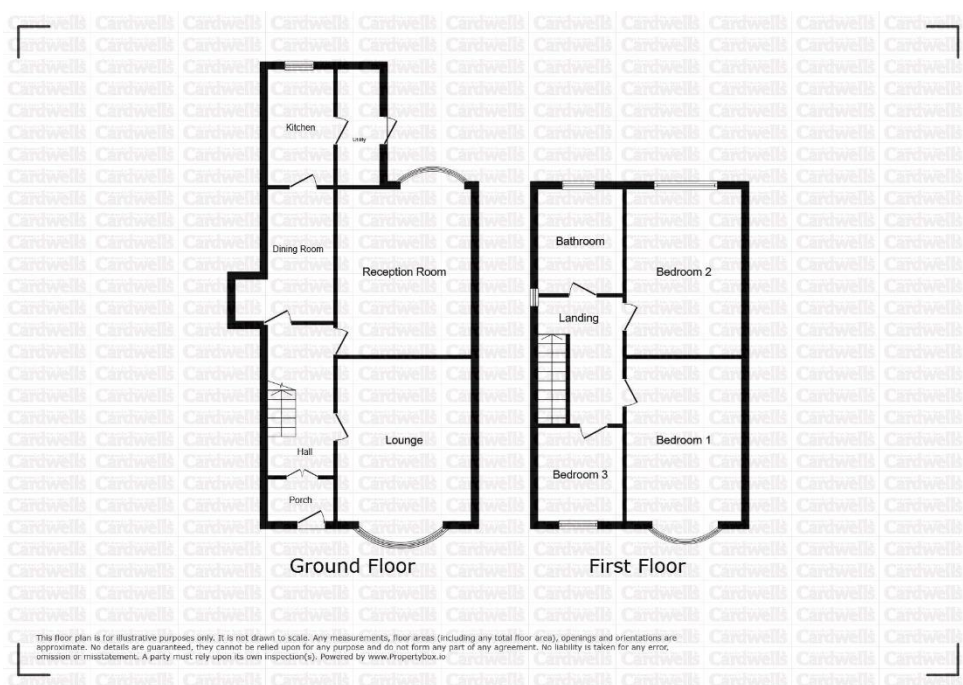




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CROMPTON WAY, BRIGHTMET, BL2 2SB



- Substantial extended three bed semi
- Porch/hallway/Bay fronted lounge
- Second reception/dining room
- Extended kitchen and utility room
- Three beds/two of which are fitted
- Three piece family bathroom suite
- Vacant possession/no onward chain!
- Driveway/substantial detached garage



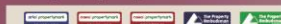
Offers Over £230,000

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

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T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Offered to the market with the added advantage of vacant possession and no onward chain is this substantial extended semi detached property on the ever popular Crompton Way in Tonge Fold Bolton. Positioned in a consistently popular residential area and Ideally situated for local transport links including bus routes, railway stations and for the commuter the motorway network via the A666, nearby outdoor pursuits including Seven Acres Country Park and in the catchment area for highly regarded local schools including Cannon Slade and Turton. Boasting a total plot size of approximately 0.09 of an acre, a personal inspection comes with our highest recommendations to appreciate all on offer and this really is a wonderful opportunity to create a beautiful family home. Briefly comprising: Porch, reception hallway, bay fronted lounge, second reception room, dining room, extended kitchen and utility, landing, three good bedrooms, two of which are fitted and a three piece family bathroom suite. To the outside is driveway parking giving access to a substantial detached garage and there are mature gardens to both front and rear. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 3' 8" x 6' 8" (1.12m x 2.03m) Composite entrance door into the porch with timber and glass doors giving access to:

Hallway: 13' 6" x 6' 8" (4.11m x 2.03m) Wall mounted radiator, under stairs storage cupboard housing the gas combination boiler.

Lounge: 15' 5" x 12' 6" (4.70m x 3.81m) uPVC double glazed bay window, feature fireplace and surround with ornamental mantle fire.

Second reception room: 15' 6" x 12' 6" (4.72m x 3.81m) Feature fireplace and surrounded with inset burner effects gas fire, uPVC double glazed bay window.

Dining Room: 12' 4" x 6' 4" (3.76m x 1.93m) uPVC double glazed bay window, wall mounted radiator.

Kitchen: 10' 10" x 6' 4" (3.30m x 1.93m) Fitted kitchen comprising 1 and a 1/2 bowl sink unit with mixer tap over, base and wall units, uPVC double glazed window, door giving access to:

Utility Room: 10' 5" x 4' 1" (3.17m x 1.24m) Brick and uPVC build, plumbing for white goods, uPVC door giving access to the rear garden.

Landing: 7' 9" x 7' 5" (2.36m x 2.26m) Frosted uPVC double glazed window.

Bedroom One: 15' 5" x 10' 9" (4.70m x 3.27m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 13' 4" x 10' 9" (4.06m x 3.27m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Three: 8' 9" x 7' 5" (2.66m x 2.26m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 9" x 7' 5" (2.97m x 2.26m) Three piece suite comprising wc, pedestal wash basin, bath with electric shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted radiator, built in storage cupboard.

Outside: To the outside is a driveway parking, giving access to a substantial detached garage and there are mature gardens to both front and rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

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.

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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