



280 Crompton Way, Bolton  
£190,000

**Miller Metcalfe**  
*Every step of the way*

# 280 Crompton Way

Bolton

Well Kept Three Bedroom Semi Detached | Beaming With Potential | No Chain

This nicely appointed and well kept three bedroom property has been a much loved family home for many years. Dated in parts and requiring modernisation, the house beams with genuine potential to modernise and improve. Presenting a rare and exciting opportunity for someone to add their own stamp, the house would be perfect for a first time buyer, growing family or perhaps someone looking to downsize.

Available immediately with no upward chain, the property sits on a generous and equally impressive plot with well kept gardens to both sides plus a large driveway. Internally, there's a bright and airy lounge, impressive kitchen/diner with cloakroom, three generous bedrooms plus a shower room. There's also genuine potential to extend to the side and rear subject to the necessary building and planning permissions.

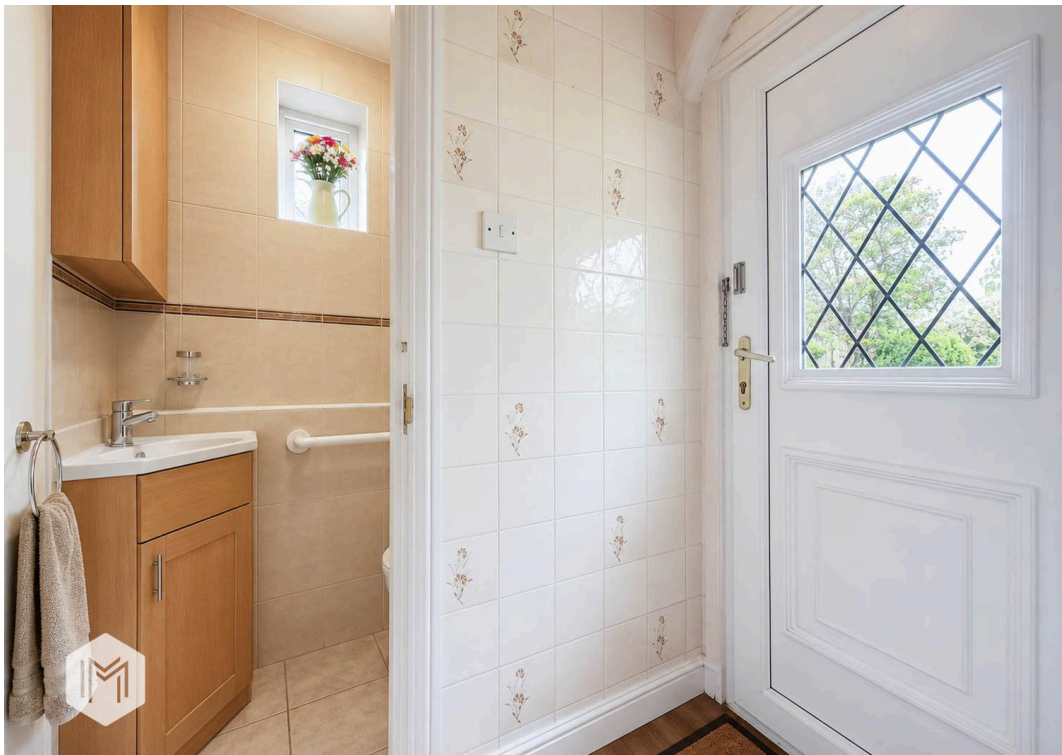
The house is set back from Crompton Way and benefits from great access to local amenities such as shops, schools and leisure facilities. For those that need to commute and travel, there's great links to Manchester and beyond via road or rail with the local train station walkable.

Council Tax band: A

Tenure: Freehold

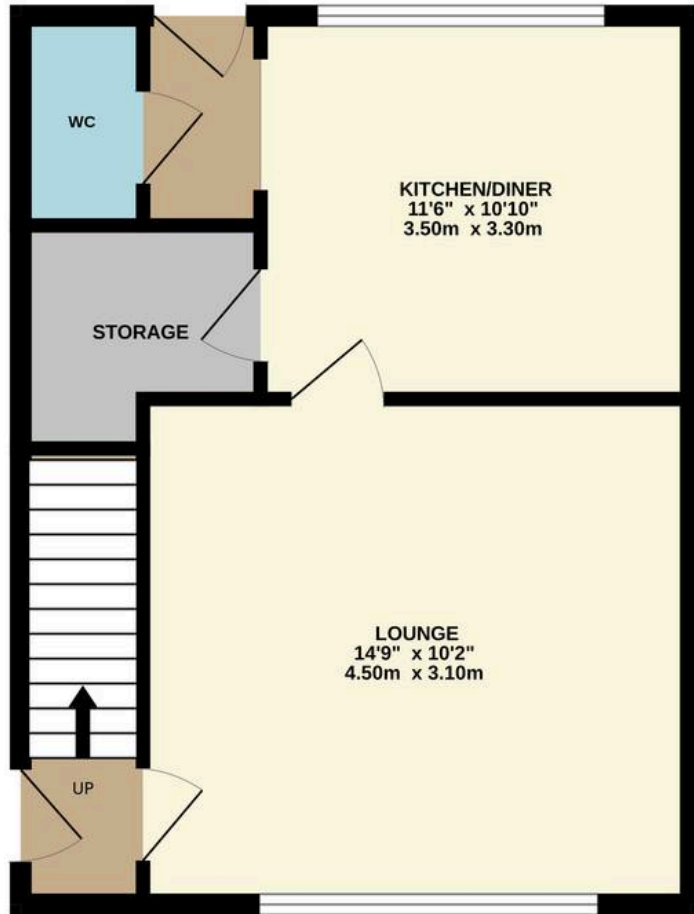




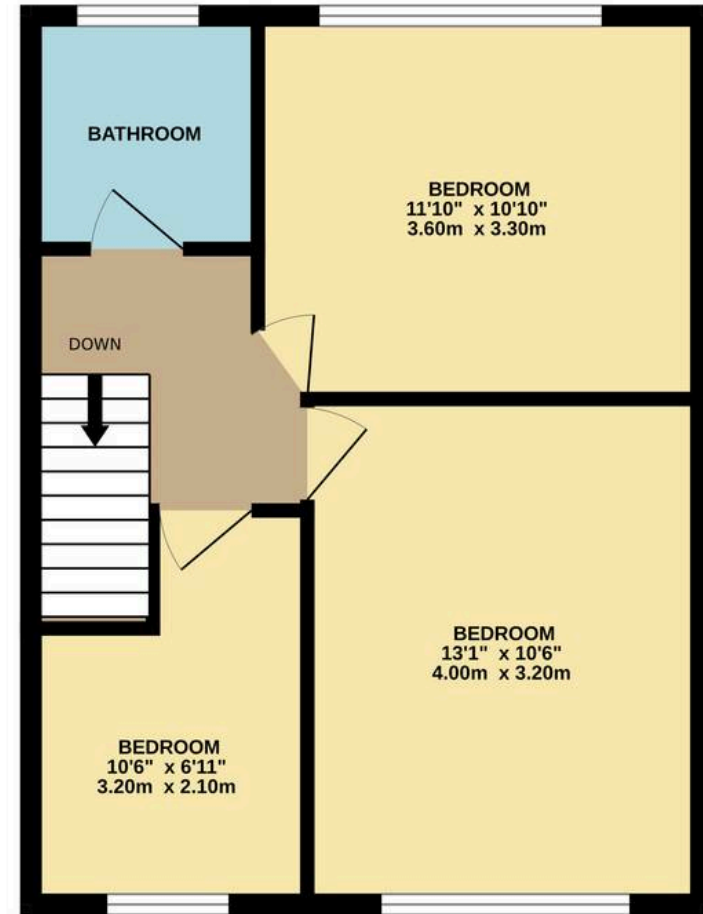




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe Harwood

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