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



- 3 Bed Semi Detached
- Dining/Sun Room Single
- Porch/Hall/Lounge
- Garage/Power + Lighting
- Well Appointed High Gloss Kitchen
- Driveway



**Monthly Rental Of £1,100**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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3 Bed semi detached with driveway and garage available mid July 2026. Situated in close proximity to fantastic amenities, local schools and excellent transport links to Bolton, Bury and the motorway network. Briefly comprising: Upvc porch, hall, lounge, dining/sun room, well appointed high gloss kitchen, utility room, 3 good bedrooms and a white 3 piece bathroom room. Outside offers a well maintained front garden, patio style garden to the rear and a driveway leading to a garage with an up and over door with power and lighting. Viewings are available 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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

**Porch:** Timber door to:

**Hallway:** 10' 7" x 5' 11" (3.22m x 1.80m) Carpet, spindle staircase to landing.

**Lounge:** 12' 6" x 12' 5" (3.81m x 3.78m) Wooden flooring, feature fireplace and surround with inset fire, upvc double glazed window, radiator.

**Dining Room/Sun Room:** 18' 7" x 9' 5" (5.66m x 2.87m) Wooden flooring, upvc double glazed window, radiator.

**Kitchen:** 10' 7" x 8' 6" (3.22m x 2.59m) Professionally fitted kitchen comprising: 1 1/2 bowl sink unit with mixer tap over, high gloss base and wall units, cushion flooring, oven, four ring hob, wall mounted gas boiler, upvc double glazed window

**Utility Room:** 6' 7" x 9' 0" (2.01m x 2.74m) Plumbing for white goods, worktop and wall mounted shelves.

**Landing:** 10' 4" x 6' 0" (3.15m x 1.83m) Carpet, upvc double glazed window, double storage cupboards.

**Bedroom 1:** 10' 8" x 12' 1" (3.25m x 3.68m) Laminate flooring, built in wardrobe, upvc double glazed window, radiator.

**Bedroom 2:** 10' 11" x 9' 10" (3.32m x 2.99m) Carpet, built in wardrobe, sink unit on a vanity cupboard, upvc double glazed window, radiator

**Bedroom 3:** 7' 6" x 5' 11" (2.28m x 1.80m) Carpet, upvc double glazed window, radiator.

**Bathroom:** 3 piece suite comprising: wc, wash basin and bath with mixer shower, cushion flooring, full wall tiling, two frosted upvc double glazed windows, radiator.

**Outside:** Driveway leading to a single garage, small front garden, patio style garden to the rear.

**Holding Deposit:** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**No Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150.

**Deposit:** A deposit of 5 weeks rent is payable which will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Council Tax Band** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

**Tenure** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

**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 renting?** Thinking of selling or letting a property 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](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.

