

Crompton Way, Bolton

£230,000

Miller Metcalfe
Every step of the way

Generously Proportioned Three Bedroom Semi-Detached Home | Large Plot With Gardens To Both Sides | Incredible Triple-Length Garage & Extensive Parking | Excellent Potential To Renovate & Extend

Set back from Crompton Way within a particularly large and enviable plot, this well-appointed three bedroom semi-detached home represents a rare opportunity for a buyer looking to make their own mark. A much-loved family home for many decades, the property is now dated throughout but beams with genuine potential to renovate, restore and potentially extend, subject to the necessary planning permissions. One of the standout features is the amount of space on offer, with **three reception rooms** providing excellent flexibility. Two are substantial rooms in their own right, while the third leads through to the kitchen and utility room. Upstairs are three bedrooms, including two generous doubles and a single bedroom, alongside the family bathroom.

Externally, the property continues to impress. Positioned on a substantial plot with gardens to both sides, there is plenty of parking available together with an **incredible triple-length garage**, offering exceptional storage, workshop space or further versatility depending on the requirements of the new owner. This is an ideal opportunity for a growing family who can see beyond the current presentation and appreciate the potential on offer. The combination of generous accommodation, an enviable plot, extensive parking and the possibility to extend creates scope to transform this into a fantastic long-term family home.

The location is equally appealing, being set back from Crompton Way while remaining conveniently positioned for a wide range of amenities, including local shops, schools and leisure facilities. Offered for sale with **no onward chain**, properties with this combination of space, plot and potential are rarely available and an internal viewing is highly recommended to appreciate what could ultimately be created here.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:













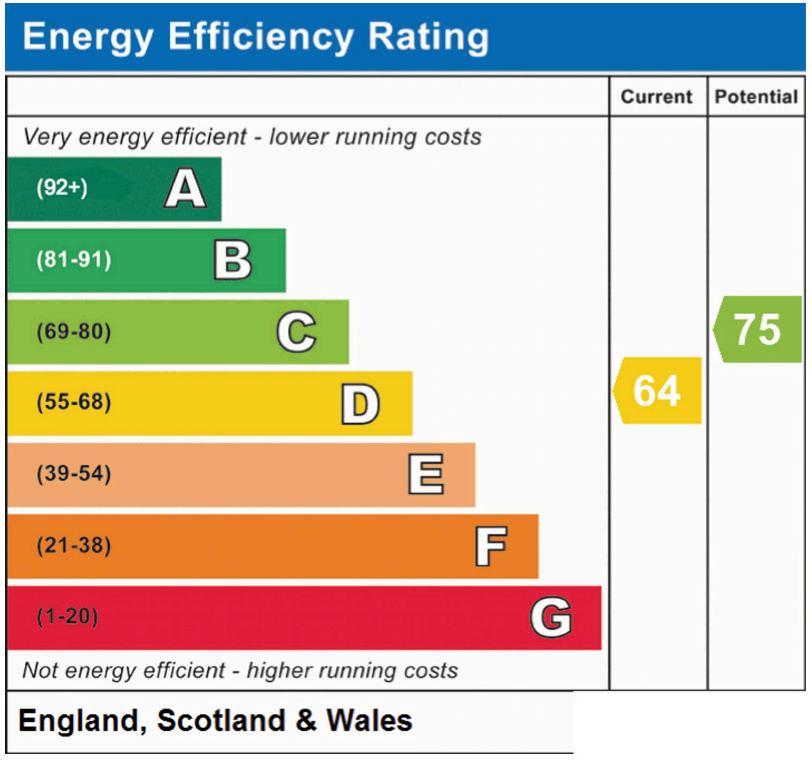








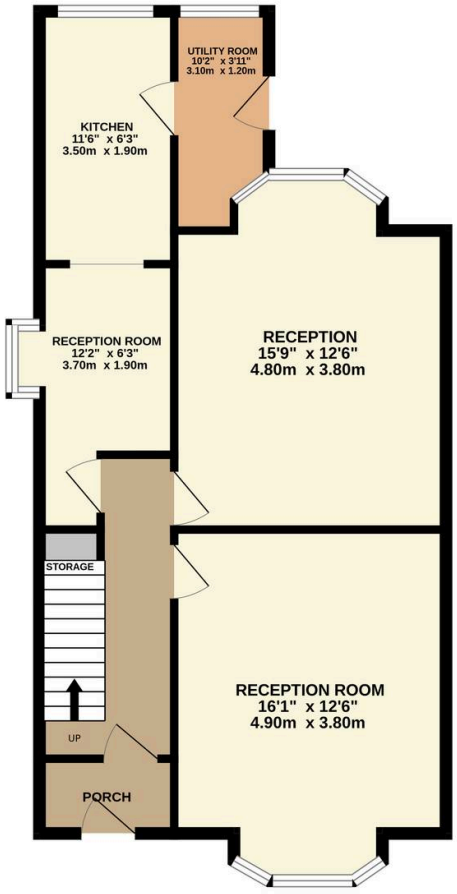


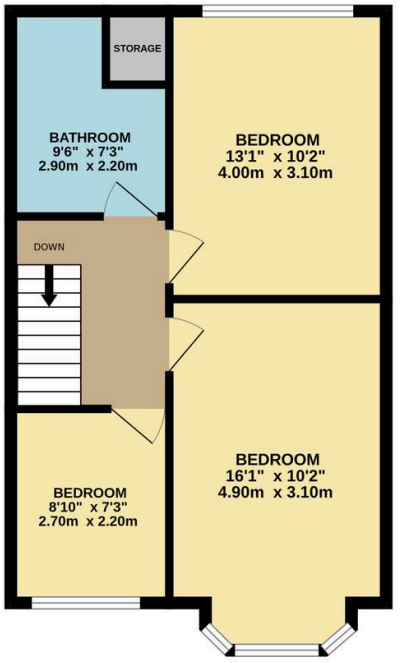

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
75
England, Scotland & Wales



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.





TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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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