

115 Crompton Way, Bolton

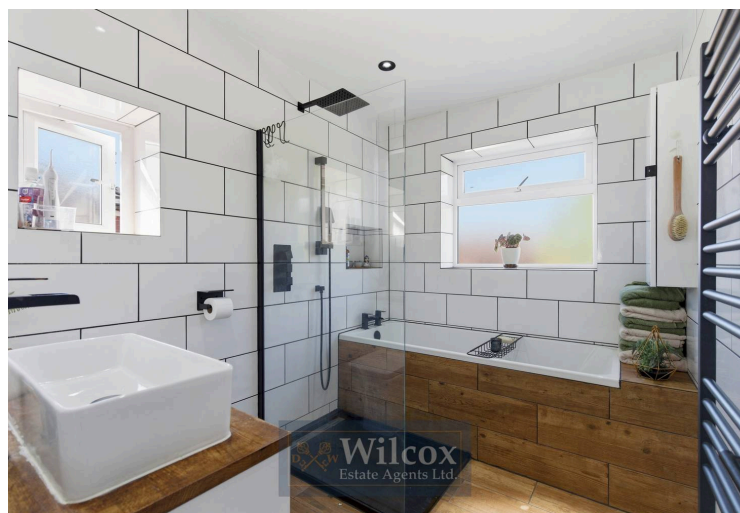
£260,000 Leasehold

Three bedroom semi detached property • Beautiful extended kitchen with a centre island • Bi fold doors in the kitchen leading to rear garden • Four piece modern bathroom suite • Block paved driveway to the front for two vehicles • Pergola in the rear garden • Low maintenance rear garden • Walking distance to Seven Acres Country park • Close to local amenities • Close to Leverhulme Park





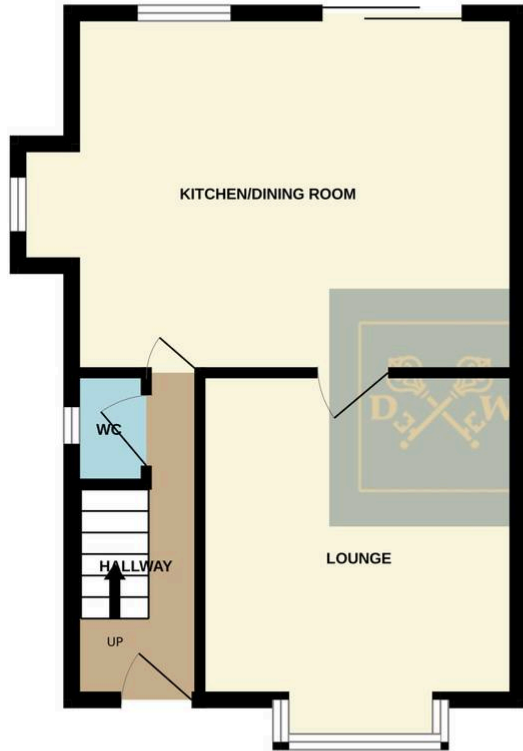
Wilcox
Estate Agents Ltd.



This beautifully presented three bedroom semi detached house offers a wonderful blend of modern living and comfortable family accommodation. The property has been thoughtfully extended to the rear, featuring a stunning kitchen with a centre island that serves as the heart of the home. The kitchen is fitted with contemporary units and integrated appliances, providing ample space for cooking and entertaining. Bi fold doors open seamlessly from the kitchen onto the rear garden, creating a light and airy atmosphere and allowing you to enjoy indoor-outdoor living throughout the year.

The spacious lounge and dining area provide an inviting setting for relaxation and social gatherings. Upstairs, there are three well-proportioned bedrooms and a stylish four piece bathroom suite with both a bath and separate shower. The home benefits from double glazing and gas central heating throughout. Located within walking distance of Seven Acres Country Park and close to Leverhulme Park, the property is ideally situated for families and those who enjoy outdoor activities. Local amenities, schools, and transport links are also conveniently nearby, making this an excellent choice for a wide range of buyers.

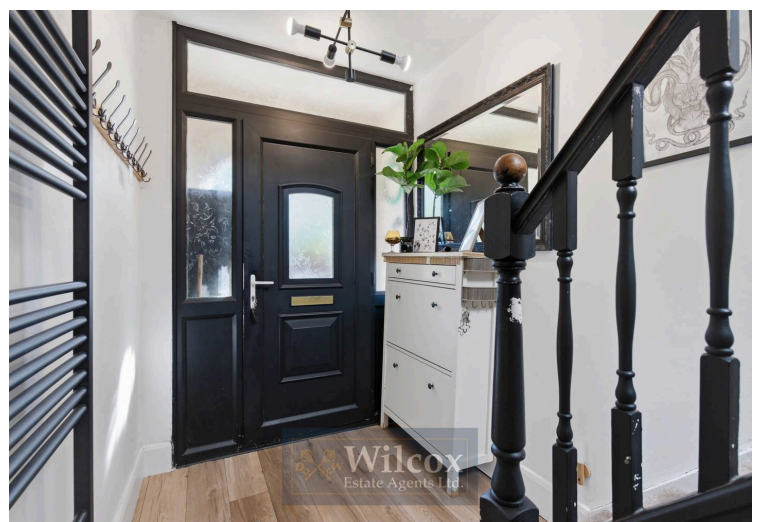
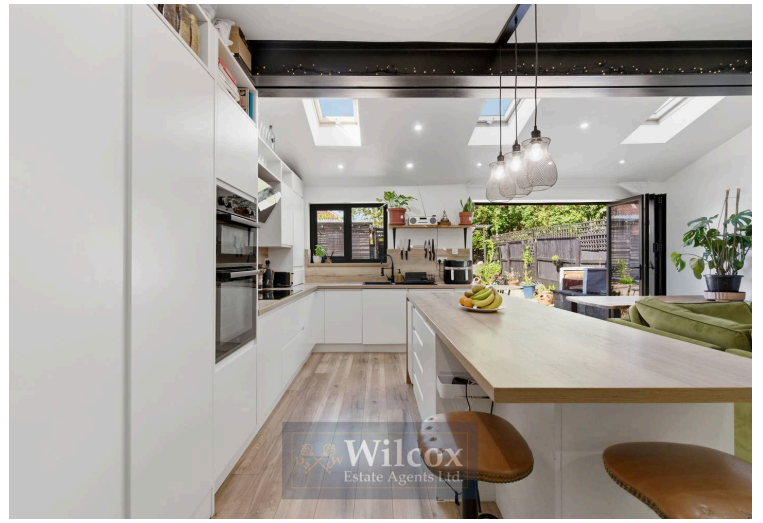
GROUND FLOOR



1ST FLOOR



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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The outside space has been designed with both practicality and enjoyment in mind. To the front, a block paved driveway offers off-road parking for two vehicles, complemented by a block paved pathway that leads to the front entrance and a patio area. The low maintenance rear garden is perfect for those seeking a relaxing outdoor retreat without the upkeep. A pergola provides a charming focal point and a shaded area for alfresco dining or entertaining guests. The garden's layout ensures privacy and ease of care, making it ideal for busy households or those who simply want to unwind at the end of the day. With direct access from the kitchen via bi fold doors, the garden becomes an extension of the living space, perfect for summer barbeques or enjoying a morning coffee. This property combines attractive outdoor features with a convenient location, making it an opportunity not to be missed.