



Independent Estate Agents **Cardwells** Est. 1982

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**CROMPTON WAY, BOLTON, BL2 2NJ**



- Generously sized semi-detached
- Three sized bedrooms
- Stylish fitted kitchen/diner
- Ground floor WC, large lounge
- White three-piece family bathroom suite
- Versatile detached garden building
- Maintenance enclosed rear garden
- Sold with no upward chain delay



**Offers in Excess of £190,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A three bedroom semi detached family home set in a consistently popular residential location, close to the beautiful Seven Acres Country Park and offered for sale with no further upward chain delay, meaning a prompt completion can be arranged once the sale is agreed. The family home is within walking distance of both Cannon Slade High School and also Hall i' th' Wood train station which directly serves Manchester, Salford, Bolton, Bromley Cross and Blackburn, whilst Crompton Way is an ideal starting point for travelling by road all around Bolton, heading to Bury and of course for joining the motorway network via St Peters Way. The property has recently undergone cosmetic improvement works and is neutrally decorated throughout and benefits from a superb garden building. The accommodation on offer briefly comprises hallway, storage room with UPVC window, living room, stylish fitted kitchen/diner, rear vestibule, guest wc, first floor landing, three generous bedrooms (the master is fitted) and a white three-piece family bathroom suite. The rear garden is a particular feature of the property being fully enclosed and designed for all year around use and enjoyment with a flagged patio and astroturf lawn finish. Importantly there is a detached garden building complete with power and lighting and UPVC windows which has recently been used as a bar, and may well suit a variety of other interpretations, perhaps including, separate work from home space or "man cave". The property is warmed via a Baxi gas combination central heating boiler, there are UPVC windows (except ground floor wc room), a security alarm and important the property is sold with early vacant possession and no further upward chain delay. Viewing is highly recommended to appreciate everything that is on offer. In the first instance there is a walk-through viewing video available to watch and then a personal accompanied viewing 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:**

**Approximate Floor Area:** The overall approximate floor area extends to around 936 square feet (excluding the outbuilding).

**Reception Hallway:** 12' 3" x 6' 6" (3.737m x 1.974m) Quality double glazed entrance door, radiator, lovely carpeting, recently decorated.

**Store Room:** 6' 5" x 3' 8" (1.955m x 1.110m) A useful and versatile storage room with UPVC window to the rear.

**Living Room:** 16' 2" x 12' 4" (4.935m x 3.749m) A very light room with UPVC windows to both the front and rear, two radiators, fitted blinds, stylish light fitting, quality carpeting, neutral decorations.

**Kitchen/Diner:** 12' 10" x 9' 5" (3.907m x 2.873m) A white fitted kitchen with a superb range of matching: drawers, base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over concealed back gas combination central heating boiler, tall feature radiator, ceiling spotlighting, stylish ceramic floor tiles, UPVC window with fitted blinds.

**Rear Vestibule:** 6' 5" x 3' 8" (1.955m x 1.110m) The same quality ceramic floor tiling as the kitchen, UPVC rear entrance door.

**Guest WC:** 4' 7" x 2' 8" (1.398m x 0.802m) A two-piece white suite comprising: wash hand basin and wc, single glazed window.

**First Floor Landing:** 10' 0" x 6' 5" (3.046m x 1.947m) UPVC window with fitted blinds to the front, quality carpeting, neutral decorations, loft access point.

**Master Bedroom:** 16' 1" x 9' 7" (4.901m x 2.924m) Generous sized master bedroom complete with UPVC windows to both the front and the rear with fitted blinds, quality fitted bedroom furniture giving matching wardrobes and bridging cabinets, radiator, ceiling spotlighting.

**Bedroom Two:** 12' 4" x 9' 3" (3.765m x 2.824m) UPVC window to the rear overlooking the garden complete with fitted blinds, radiator, neutral decorations.

**Bedroom Three:** 12' 5" x 6' 8" (3.796m x 2.034m) UPVC window to the front with fitted blinds, radiator, neutral decorations, quality carpeting, spotlighting.

**Bathroom:** 4' 7" x 6' 5" (1.397m x 1.949m) White three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and wc. UPVC double glazed window, radiator, lino flooring and tiled walls.

**Garden:** The front garden enjoy feature mature palm trees, a low level Hydro to the front, lawn area and additional mature trees. Rear garden is particularly generous in size and has been designed for all year round family use and easy maintenance, being predominantly flagged in a patio style with a central lawn.

**Detached Garden Building:** There is a detached garden building approximately the size of a single garage which has previously been used as a home bar, there are UPVC windows, tiled flooring, power and lighting. This is particularly versatile space and may suit a variety of interpretations and uses.

**Plot Size:** The overall approximate plot size extends to around 0.06 of an acre.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 999 years from the 24th December 1976, meaning there are approximately 952 years remaining. We are advised by our client that the ground rent around £12 per annum.

**Bolton 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 A at an annual cost of around £1,432 per annum.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

**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 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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