

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Independent Estate Agents
Cardwells Est. 1982
www.cardwells.co.uk

CROMPTON WAY, TONGE MOOR, BOLTON, BL2 3AF



- Lovely semi detached house
- 'no upward chain' involved
- Spacious modern interior
- 3 beds, open plan kitchen dining
- Close to local amenities
- Gardens, driveway & garage
- Council Tax Band C
- Viewing advised



Offers in the Region Of £239,500

BOLTON

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 E: bolton@cardwells.co.uk

BURY

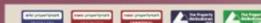
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this lovely three bedroom semi detached house, with 'no upward chain involved' The property is situated in a very popular and convenient location, set back off Crompton Way, with easy access of transport links, shops, schools and other amenities. Step inside and you will find a modern interior throughout including, an open plan kitchen dining room, utility room and a bathroom with a contemporary White suite. The accommodation briefly comprises Entrance hall, built in storage cupboard, lounge, open plan kitchen dining room, and a utility room. Upstairs, there are three bedrooms and a family sized bathroom with a contemporary white suite. Outside there are gardens to the front and rear, along with a driveway leading to a garage. The property also benefits from double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Composite front door with double glazed window panels aside. Radiator, built-in under stairs storage cupboard, enclosed staircase leading to the landing.

Lounge 14' 10" x 12' 1" (4.52m x 3.68m) UPVC double glazed window, front aspect, incorporating shutter blinds, radiator, door leading to,

Kitchen & Dining Area 18' 7" x 10' 5" (5.66m x 3.17m) Dining area UPVC double glazed French doors, radiator breakfast bar. Kitchen area UPVC double glazed window side aspect, range of modern fitted wall and base units with complementary working surfaces, and tiled splashbacks, built in oven and grill, inset halogen hob, extractor hood above, inset 1 1/2 bowl single drainer sink unit with mixer tap, wine rack, inset spotlights to the ceiling, door leading to,

Utility Room 8' 6" x 5' 5" (2.59m x 1.65m) Two wooden framed glazed doors side and rear aspect, fitted wall units, work surface, and base unit below, space for a washing machine, part tiling to the walls.

Landing UPVC double glazed window, side aspect, built-in storage cupboard, doors leading to,

Bedroom One 12' 1" x 10' 8" (3.68m x 3.25m) UPVC double glazed window, incorporating shutter blinds front aspect, radiator.

Bedroom Two 12' 6" x 12' 4" (3.81m x 3.76m) At widest points. UPVC double glazed window, rear respect, radiator below, access to the loft.

Bedroom Three/Office Space 7' 6" x 6' 0" (2.28m x 1.83m) UPVC double glazed window front aspect, radiator below.

Bathroom 5' 7" x 8' 6" (1.70m x 2.59m) 2 UPVC frosted double glazed windows, rear and side aspect, contemporary white suite, comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, inset to a vanity cupboard, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling.

Externally To the front there is a gravelled and laid to lawn garden. Steps lead up to the front door and a paved driveway provides ample off/street parking, leading to a single garage. The rear garden is partly paved with an 'Astroturf' style, surface, with raised plant beds and a wooden decked patio. There is a tap to the rear elevation.

Viewings All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.bolton@cardwells.co.uk

Tenure We understand the property is leasehold with a lease start date from 14 Mar 1960 with a term of 999 years.

Council Tax Band Cardwells estate agents Bolton research shows the property is band C annual charges of £1,742 approx.

Flood Risk information Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells estate agents Bolton research shows the property is not in a conservation area.

