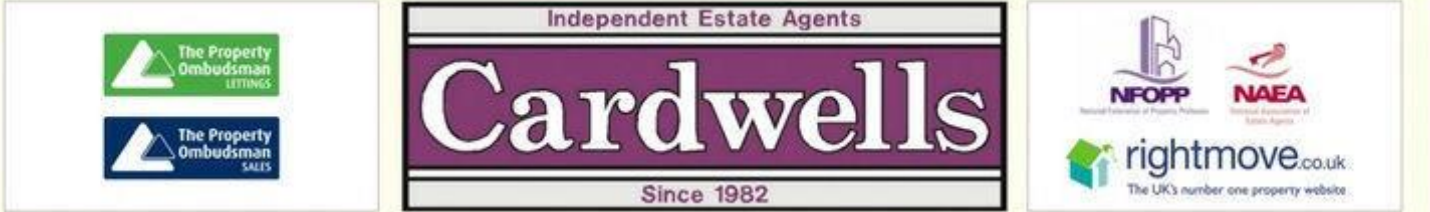


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Incorporating: Wright Dickson & Catlow, WDC Estates

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



- Three bedroom semi
- Comprehensively refurbished
- New kitchen & bathroom
- New carpets, decorations etc
- Garage & driveway parking
- UPVCDG, gas CH, alarm
- No upward chain
- Ready to move into



**£149,950**

**CARDWELLS BOLTON**  
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e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk



A three bedroom semi detached family size home which has been the subject of a comprehensive refurbishment and modernisation program, now ready to move into. Available with early vacant possession and no further upward chain, a prompt completion of the sale can hopefully be arranged. We understand that the improvement works have all taken place in Spring / Summer 2017 and include: a new kitchen, new bathroom, new carpets, new light fittings, plastering, decorations etc. Therefore the accommodation on offer is in excellent order throughout, briefly comprising; entrance hallway, lounge with feature fireplace, a quality fitted kitchen diner complete with integrated appliances and double doors off to the rear garden, landing, three good bedrooms and a stylish bathroom suite. Externally there is a single garage served by a private driveway, pretty front garden and enclosed rear garden. There is UPVC double glazing, gas central heating, a security alarm system. All that is on offer can only be fully appreciated via a personal inspection which can be arranged via Cardwells estate agents Bolton on 01204 381281.

**Directions BL2 3AF**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** 11' 3" x 5' 11" (3.43m x 1.80m) UPVC double glazed window to the front, double glazed entrance door, meter / alarm cupboard, radiator, stairs off to the first floor.

**Lounge** 14' 8" x 12' 2" (4.47m x 3.71m) Measured at maximum points, large UPVC double glazed window to the front, radiator, feature fireplace with electric fire.

**Kitchen/Diner** 18' 6" x 10' 7" (5.63m x 3.22m) Measured at a maximum points a quality professionally fitted kitchen complete with matching drawers, base and wall cupboards, integrated washing machine, integrated dishwasher, integrated fridge / freezer, oven/grill, four ring hob with extractor over, concealed gas central heating boiler, UPVC double glazed double patio doors off to the rear garden, spot lighting, radiator, ample dining space.

**Landing** 10' 3" x 5' 10" (3.12m x 1.78m) UPVC double glazed window to the side, built in storage space.

**Bedroom One** 12' 9" x 12' 1" (3.88m x 3.68m) UPVC double glazed window to the front, radiator.

**Bedroom Two** 12' 3" x 10' 10" (3.73m x 3.30m) Maximum points, UPVC double glazed window enjoying the aspect over the rear garden, radiator.

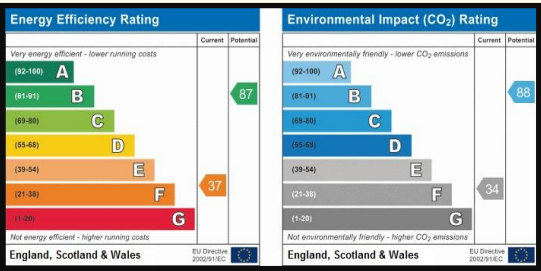
**Bedroom Three** 7' 5" x 5' 11" (2.26m x 1.80m) UPVC double glazed window, radiator.

**Bathroom** 8' 6" x 5' 6" (2.59m x 1.68m) A stylish white three-piece bathroom suite comprising: pedestal wash and basin, duel flush WC and bath with fitted glass shower screen, 2 x UPVC double glazed windows, radiator, modern ceramic tilling, quality flooring, radiator.

**Garage** Single garage with up and over vehicle access door served by a sizeable private driveway.

**Externally** Neatly laid front garden with well-stocked borders. There is a decked terrace to the rear of the property, a shaped lawn and mature trees / shrubs enhance the privacy. There is access to the storage outhouse which measures approximately 9.0 1X 6.04.

**Price** £149,950



EPC

**Please note: all viewings are by appointment only through our BOLTON Office**