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Incorporating: Wright Dickson & Catlow, WDC Estates

CROMPTON WAY, TONGE FOLD, BOLTON, BL2 2TE



- Great development potential
- Detached
- Double Garage
- Lovely views to rear
- Kitchen. 3 bedrooms. Shower room.
- A little dated, lots of potential.
- Gardens to front side & rear.
- Gas C.H. part uPVC D.G.



£150,000

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1979 Built 3 storey detached house with 2 integral garages and driveways plus more potential parking on side/rear garden. Rear accessed cul de sac with open views of the fishing lake and fields. Gas central heating part uPVC double glazed. Property a little dated, has huge potential and would be a fabulous home. Behind the 2 garages is a large store room and a utility room. Hall, lounge, double doors to dining room with a large balcony off, upstairs to three bedrooms and family shower room. Open plan lawned front garden, side garden and patio, rear garden. No chain. Offers fantastic value for money, a large detached family home and very realistically priced. Call Cardwells to view on 01204 381281.

Directions BL2 2TE

ENTRANCE HALL : 15' 5" x 6' 1" (4.71m x 1.86m) Front road level, uPVC double glazed entrance door. Spindled stair case up to 1st floor, radiator, understairs door opens to stairs leading to lower ground floor.

LOUNGE : 14' 10" x 11' 10" (4.53m x 3.6m) Feature brick fire place and tiled hearth, uPVC double glazed window. Double doors to dining room.

DINING ROOM : 9' 5" x 9' 9" (2.86m x 2.98m) Radiator, doors out to balcony.

BALCONY : 8' 6" x 19' 0" (2.58m x 5.8m) Brick/wrought iron ballustrading, enjoys open views.

KITCHEN : 10' 4" x 8' 0" (3.16m x 2.43m) Fitted floor to wall units, inset 1 1/2 bowl sink. uPVC double glazed windows, radiator, uPVC rear entrance door.

LOWER GROUND FLOOR : Accessed via stairs from hallway, stairs open into a utility room.

UTILITY ROOM : 14' 2" x 5' 7" (4.32m x 1.69m) Stainless steel sink, wall units, plumbed for automatic washing machine.

STORE ROOM : 14' 4" x 14' 2" (4.36m x 4.32m) (No window) Access from the utility and store room to the 2 garages via personal door.

FIRST FLOOR :

LANDING : 7' 6" x 6' 11" (2.28m x 2.1m) Airing cupboard

BEDROOM 1 : 12' 11" x 10' 7" (3.94m x 3.22m) uPVC double glazed window, radiator.

BEDROOM 2 : 10' 5" x 10' 7" (3.18m x 3.22m) uPVC double glazed window, radiator.

BEDROOM 3 : 10' 0" x 7' 6" (3.05m x 2.28m) Built in cupboard, radiator, uPVC double glazed window.

SHOWER ROOM : 5' 6" x 7' 4" (1.68m x 2.24m) White w.c. wash basin, corner shower cubicle, mixer shower, uPVC double glazed window, radiator, ceramic tiling to walls and floor.

GARAGE : Approached from the rear 2 integral single garages and driveway. Further potential space to front /side.

GARDENS : Open plan lawned front garden, side garden and patio down to the rear.

PRICE : £150,000

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