

Crompton Way, Bolton

Miller Metcalfe
Every step of the way

Crompton Way

Bolton

This impressive three bedroom semi detached house presents an excellent opportunity for those seeking a spacious and comfortable family home, situated in a popular residential location. Offered on a freehold basis and with the added benefit of no onward chain, this property is ready for immediate occupation and would suit both growing families and those looking to upsize. The accommodation is generously proportioned throughout, featuring a welcoming entrance hall that leads into a bright and airy living room, ideal for relaxing or entertaining guests. The adjoining dining area provides ample space for family meals and gatherings, while the well appointed kitchen is fitted with a range of units and work surfaces, making it perfect for those who enjoy cooking. Upstairs, there are three well sized bedrooms, each offering plenty of room for furniture and storage, as well as a family bathroom that is both modern and functional. Additional features include double glazing and gas central heating, ensuring comfort and efficiency all year round. For added convenience, the property benefits from a driveway providing off road parking, as well as a good sized garage (ideal for secure vehicle storage or additional storage needs). The internal layout has been thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout the home. Located close to a range of local amenities, including shops, schools and transport links, this property combines practicality with comfort, making it an ideal choice for families. With its spacious accommodation, flexible living areas and excellent storage options, this house offers everything required for modern family life. The absence of an onward chain means the purchase process can be straightforward and efficient, allowing buyers to move in with minimal delay. Whether you are looking for your first family home or seeking a property that offers room to grow, this semi detached house is sure to impress with its combination of size, location and convenience. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Please contact us today to arrange your appointment and take the first step towards making this property your new family residence.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:













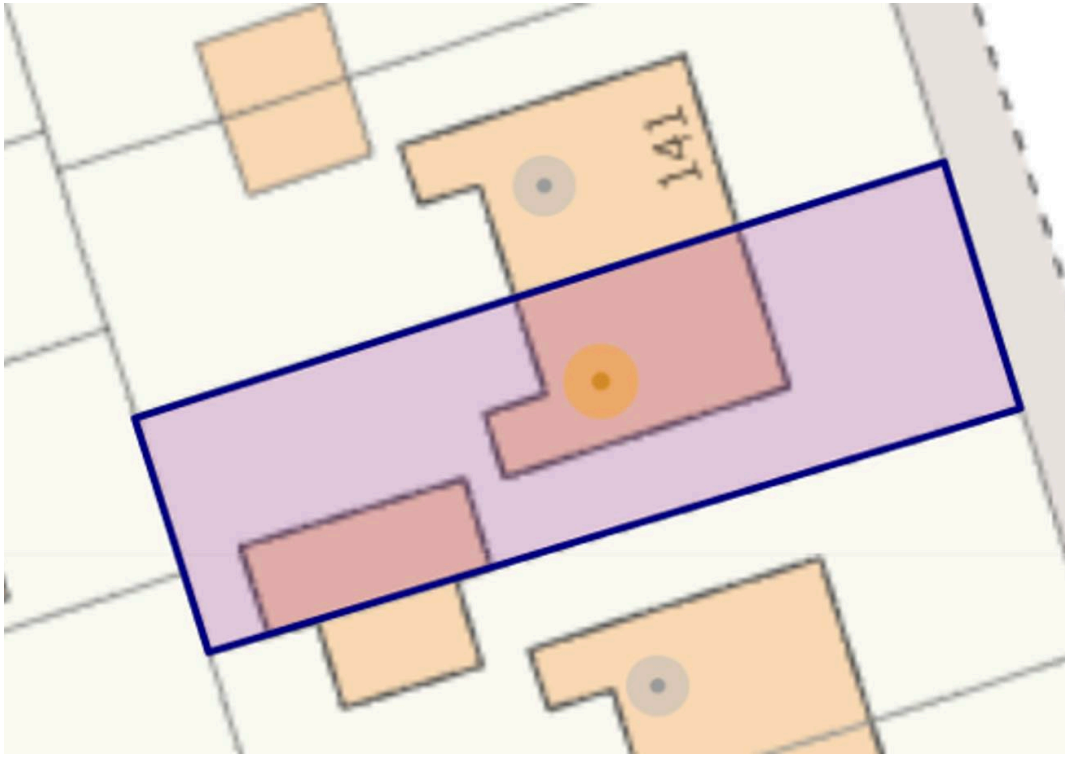


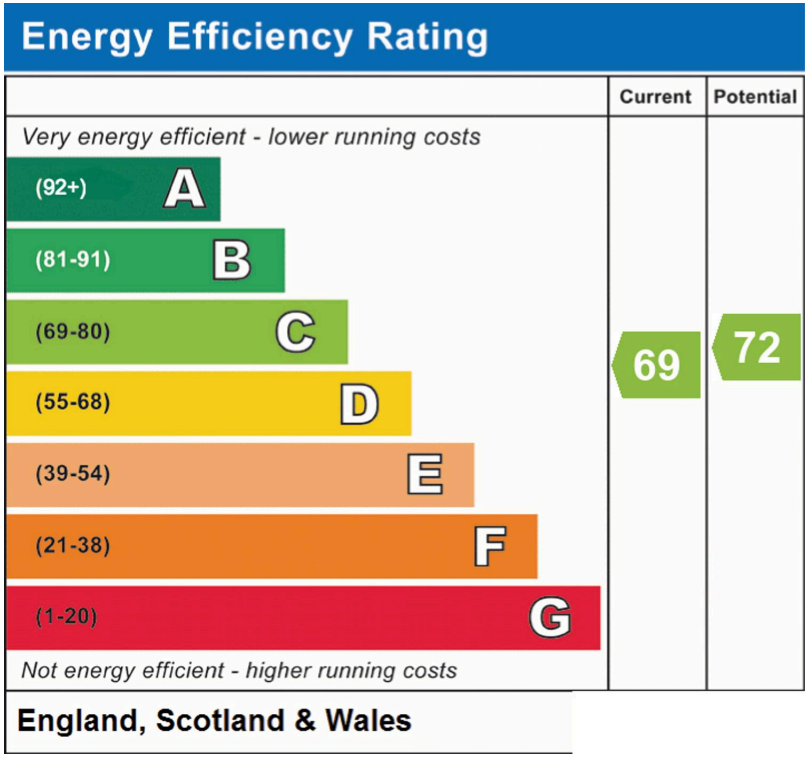




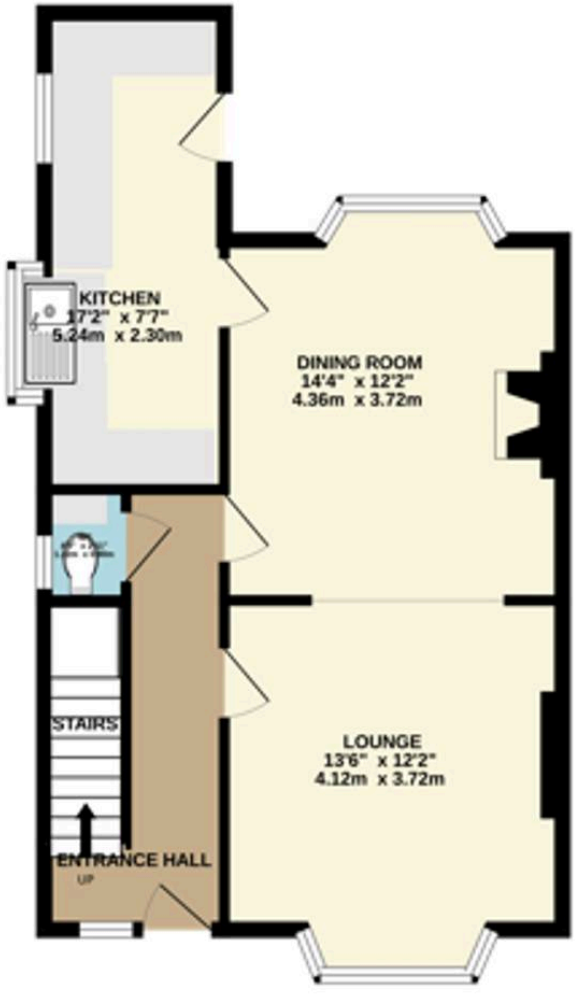




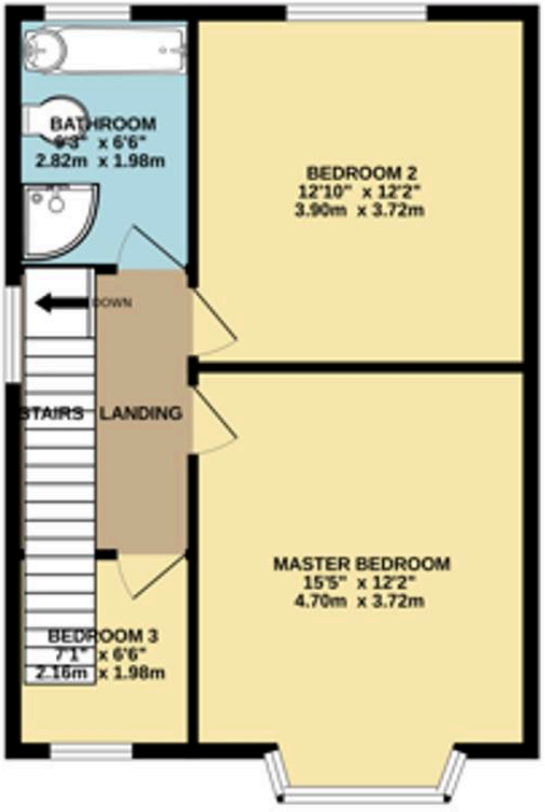

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
72
England, Scotland & Wales

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



BL2 2SQ

TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

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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