



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **392 Crompton Way, Crompton, Bolton, BL2 3AF**

**Welcome to 392 Crompton Way...**A spacious, recently renovated three bedroom, semi-detached family home on a sizeable plot, offered with no upward chain. Garden fronted and set back from the road, with a large driveway providing parking for up to 4 cars in front of the garage. The current owners have lovingly modernised the entire house from top to bottom, including new plumbing, electrics, windows and doors! Viewing is highly recommended to appreciate the care that has gone into designing this renovation, with high-spec fittings throughout and work carried out to a very high standard.

### **A Closer Look...**

Step through the brand new composite front door into the spacious lounge, with plush grey carpets and a panoramic window filling the room with natural light. Through the open arch, you'll find the kitchen-diner; a brand new modern kitchen with matt blue base and wall units with contemporary grey worktops, integrated Bosch oven, induction hob and extractor hood, under-counter fridge, freezer and Grohe 1.5 strainer sink providing every modern convenience! Tucked behind the kitchen is a generous utility, with LVT flooring, cupboard units to match the kitchen with provisions for your washing machine and tumble dryer alongside the newly installed Ideal Esprit combi-boiler. Two external doors offer access to both the driveway and rear garden for ease.

### **Up to Bed...**

On the first floor, you'll find two spacious double bedrooms, and a versatile single bedroom, all newly fitted with plush grey carpets. The family bathroom boasts PVC panelled walls and contemporary grey LVT flooring, rainfall shower over P-shaped bathtub, pedestal basin, W.C. and chrome heated towel rail. Dual aspect windows ensure there's plenty of natural light for those early mornings or a relaxing sunset bath time!

A large linen closet on the landing offers additional storage.

### **To the Garden...**

To the rear, there is a deceptively large, low maintenance garden; paved throughout with mature hedges for privacy, and steps down to a lower patio with a raised flowerbed and pedestrian gate leading to the driveway. Due to the size of this plot, there is scope to extend the property to the rear if you wish (subject to all the usual planning permissions). To the front, there is a garden with lawn and a mature Monkey Puzzle tree to provide interest, alongside the generous driveway and garage.

### **Out and About...**

Crompton Way is a pleasant location in Tonge Moor within easy walking distance to local schooling including Canon Slade, which is just around the corner. On the fringe of the West Pennine Moors and close to beautiful countryside including the Longsight Country Park, Firwood Fold and Jumbles Country Park, this is an idyllic location for wholesome weekends enjoying the great outdoors. It is within walking distance of Hall i' th wood Train Station with direct routes to Bolton, Clitheroe and Manchester City Centre, and has easy access to major road links.

**£230,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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- Newly Renovated Semi-Detached Home
- CHAIN FREE
- Immaculately Presented / Newly Fitted Windows and Doors
- Spacious Lounge
- Modern Kitchen/Diner
- Utility
- Three Bedrooms
- Newly Installed 3-Piece Bathroom
- Gardens to Front and Rear
- Driveway & Garage

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**Front Elevation**



**Lounge**



**Kitchen**





**Kitchen Additional Pictures**



**Utility**



**First Floor**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**





**Bathroom Additional Pictures**



**Views to Front and Rear**



**Garden**





#### Additional External Picture



#### Agents Notes

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