



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 _____

162 Crompton Way, Bolton, BL2 2SA

Welcome to 162 Crompton Way...An immaculately presented semi-detached family home, which has recently had an impressive renovation carried out. If you're looking for a spacious and modern home, then look no further! This property really is ready to move in and enjoy, having been fully rewired, re-roofed, with new flooring, boiler and central heating system, kitchens and bathrooms fitted. Briefly comprising of entrance hallway, lounge, newly fitted kitchen-diner, downstairs W.C., three bedrooms and family bathroom and a further loft bedroom with en-suite shower room, as well as gardens to the front and rear, and a spacious block-paved driveway with garage. Located in easy access of local schools, transport links and parks for spending weekends with the children.

A Closer Look...

After parking up on the block-paved driveway, step through the anthracite grey composite door into the entrance hallway, where LVT flooring guides you through past the smart guest W.C., in to the lounge. With a large bay window to fill the room with natural light, the lounge offers plenty of space for your furniture and has a contemporary grey vertical radiator to add some style and warmth. Double sliding pocket doors open up through to the beautiful kitchen-diner, perfect for flexibility during hosting guests. The newly fitted kitchen has a range of dove grey handleless base and wall units with wood effect worktops, and integrated oven, grill, induction hob with extractor, and dishwasher. There's also plumbing provisions for your washing machine just to the side of the black composite 1.5 sink. The dining area has plenty of space for a family dining table in front of the double patio doors, and there's a charming fireplace with brick lintel.

Up to Bed...

Follow the newly carpeted stairs up to the first floor landing, which connects you to three bedrooms and the family bathroom, as well as a staircase up to the loft which offers a fourth bedroom with an en-suite shower room. The master bedroom sits to the front of the home with a lovely bay window and ample space for a double bed, and the second bedroom, also a double size, is located to the rear of the home with pleasant views over the rear garden. Bedroom three is a versatile single size, ideal for a nursery or home office, with an in-built storage cupboard. The brand new family bathroom, fully tiled in beautiful soft grey tones, boasts a 4-piece suite including bath, corner shower enclosure, vanity basin, W.C. and chrome

heated towel rail.

Take the second staircase up to the second loft, which has been converted to offer a delightful double bedroom with two large Velux windows and a fully tiled shower en-suite with W.C., wall-hung basin and a chrome heated towel rail.

Outside...

Step out of the patio doors into the recently landscaped garden, where an Indian stone patio offers the perfect spot to set up your furniture and enjoy the British weather. A large lawn offers space for the kids to play safely, and there's pedestrian access to the garage for convenience. The land behind the rear garden is owned by the council, and we are advised that there is the possibility of leasing or purchasing the additional land as other neighbours have done. The garage has also had a new roof fitted, and benefits from electricity supply and lighting. A secure wooden pedestrian gate leads to the driveway, which offers parking for 2-3 cars.

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.

£0.00



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- Newly Renovated Semi-Detached Home
- CHAIN FREE
- Immaculately Presented Throughout
- Lounge / Kitchen-Diner
- Four Bedrooms
- Two Bathrooms & Downstairs W.C.
- Block Paved Driveway & Garage
- Rear Garden
- Viewing Highly Recommended

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£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front External



Entrance Hallway



Guest W.C.



Lounge



Dining Room





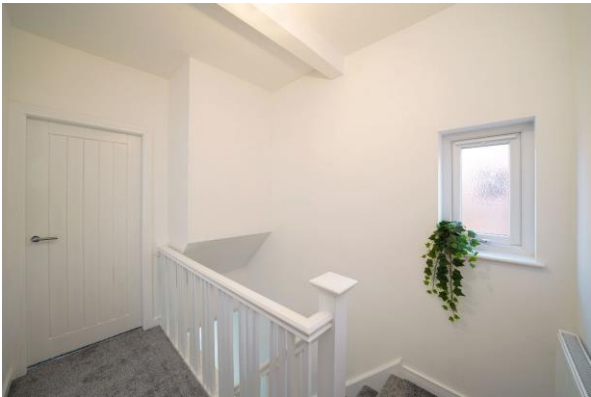
Kitchen



Kitchen Additional Pictures



First Floor Landing



Master Bedroom





Bedroom Two



Bedroom Three



Family Bathroom



Second Floor



Loft Bedroom

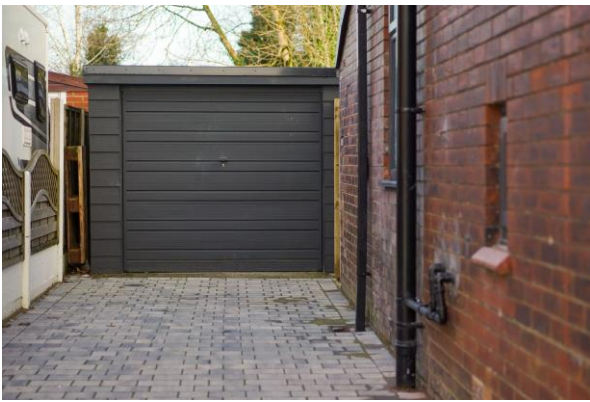


Loft En-Suite





Garage



Rear Garden



Agents Notes

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