

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

661 Crompton Way, Bolton, BL1 8TL

Welcome to 661 Crompton Way...A spacious detached family home, briefly comprising two reception rooms, kitchen-diner, downstairs WC, four bedrooms and a family bathroom. Externally there is a driveway to the front of the home, and a well-sized rear garden. Ideally placed for transport links, being within walking distance of Hall-i'-th'-Wood train station, and a short drive or walk to local supermarkets, restaurants and amenities.

Step Inside...

After parking on the drive, step through the front door into the entrance hallway, benefitting from two understairs storage cupboards, ideal for your everyday household items. To your immediate right you will discover the dining room / second reception room, featuring a large front bay window and a feature fireplace. This room is currently used as a dining room but could also be well suited as a second lounge if desired. The main lounge is positioned to the rear of the home and features a fireplace, creating a cosy atmosphere, along with patio doors leading out to the rear garden. Continue through to the kitchen, fitted with cream wall and base units, space for dining, and a useful original hanging ceiling maiden. Integrated appliances include an oven, electric hob, dishwasher, extractor hood and sink, as well as plumbing for a washing machine and space for a fridge freezer. A side door provides access to the rear garden and garage. The ground floor is completed by a handy downstairs WC, convenient for guests.

Upstairs...

You will discover four well-proportioned bedrooms, along with the family bathroom and a separate WC. The master bedroom is a spacious double overlooking the front of the home, while bedroom two is also a double and benefits from built-in storage cupboards. Bedroom three is a generous single, and bedroom four has been extended over the garage and is currently used as a craft room, featuring dual-aspect windows. The family bathroom is part-tiled and comprises a bath, enclosed shower, wash basin, chrome heated towel rail and useful storage cupboards, with a separate WC located on the first floor landing.

Outside...

To the front of the home there is a paved driveway providing off-road parking for two cars, alongside a garage with lighting and an up-and-overhead door. The garage can also be accessed from the rear of the property, which benefits from a generous lawn and two patio areas—perfect for outdoor furniture during the warmer months—along with ample space for gardening.

Out and About...

Crompton Way has easy access to transport links for commuting to both Manchester and Bury, and walking distance to the train station. Local shops, pubs, restaurants, gym and cinema are all within a 5 minute drive. For those who love weekend walks, there are plenty of lovely routes following local streams, such as Eagley Brook.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Spacious Detached Property
- Two Reception Rooms
- Kitchen
- Downstairs WC
- Four Well-Sized Bedrooms
- Three-Piece Bathroom And Separate WC
- Private Rear Garden
- Garage / Driveway
- Close To All Local Amenities

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Front Elevations



Entrance Hallway



Dining Room





Lounge



Kitchen



Kitchen



Downstairs WC



Master Bedroom



Bedroom Two



Bedroom Three



Bedroom Four



Three-Piece Bathroom



Separate WC



Rear Garden



Aerial Photo



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property