





105 Crompton Way, Bolton

£240,000 Freehold

Three bedroom semi detached property • Two reception rooms • High gloss white kitchen • Four piece modern bathroom suite • Downstairs W.C. • Office • Utility room • Driveway for two vehicles • Separate outbuilding which was used for a workshop • In need of some modernisation

Wilcox Estate Agents Ltd.





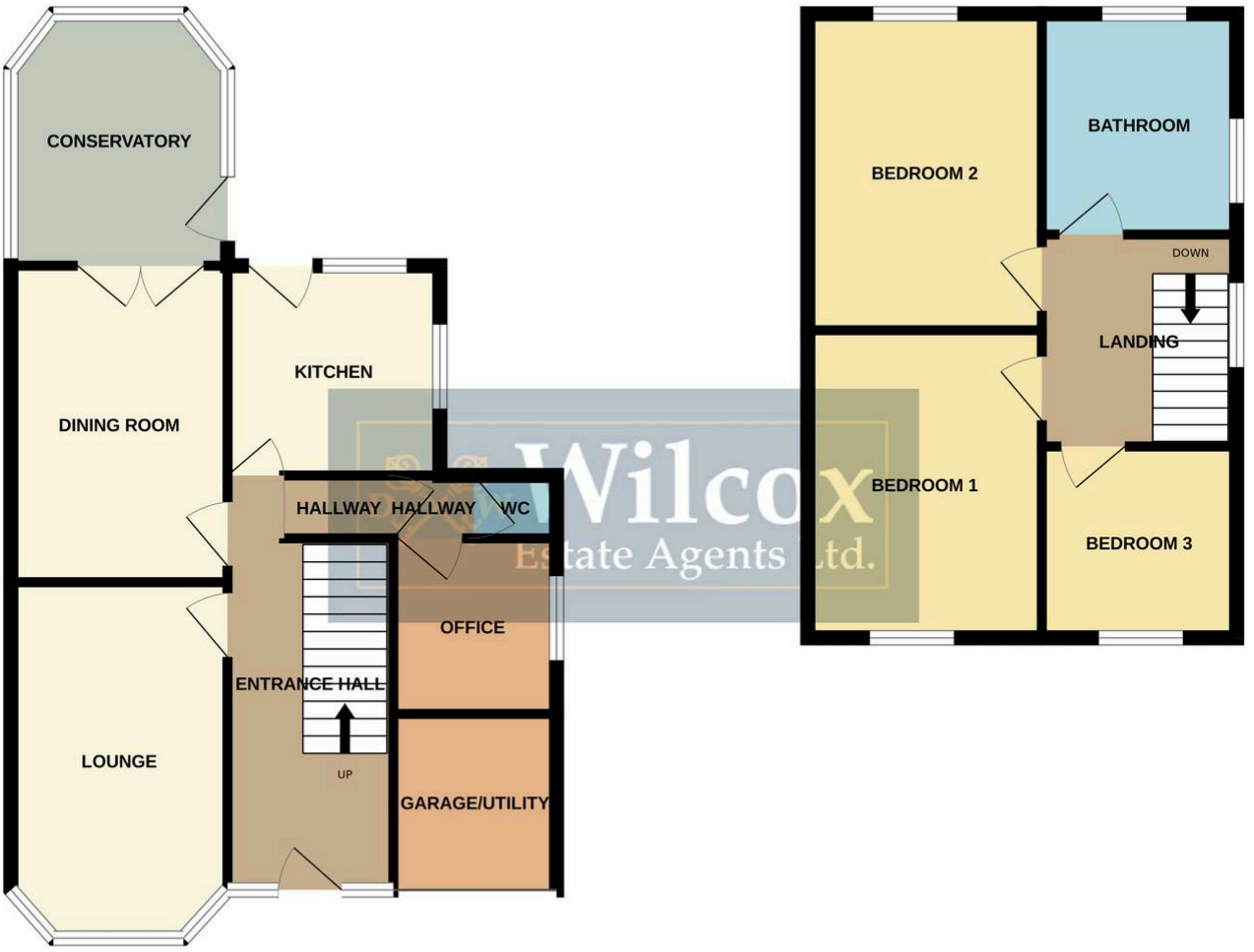


This three bedroom semi detached house presents a wonderful opportunity for those seeking a spacious home with versatile living arrangements and scope for personalisation. The property features two generously sized reception rooms, ideal for both family relaxation and entertaining guests. The high gloss white kitchen provides a modern and bright space for culinary pursuits, complemented by a separate utility room for added convenience. A four piece modern bathroom suite serves the first floor, while a downstairs W.C. ensures practicality for busy households.

The home also benefits from an office, offering a dedicated space for home working or study. The three well-proportioned bedrooms are arranged to provide comfortable accommodation for families or those requiring additional guest rooms. In addition, the property includes a separate outbuilding, previously used as a workshop, which offers excellent potential for further development or storage. While the house is in need of some modernisation, it represents a fantastic opportunity to create a bespoke family home tailored to your own tastes and requirements.

GROUND FLOOR

1ST FLOOR



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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The outside space is both practical and attractive, providing a welcoming first impression and useful amenities for everyday living. At the front, a stoned area features a selection of bushes, shrubs, planters and a low level brick wall, creating an appealing and low maintenance garden area. The concrete driveway provides off-road parking for two vehicles, ensuring convenience for residents and visitors alike. The rear of the property offers further potential for landscaping or outdoor entertaining, and the separate outbuilding adds versatility for those requiring additional workshop or storage space (subject to any necessary permissions). With its generous plot, established planting and practical layout, the outdoor area is well suited to families, keen gardeners or those simply seeking a quiet retreat. This property’s blend of indoor and outdoor features delivers a rare opportunity to acquire a home with both immediate appeal and future potential.