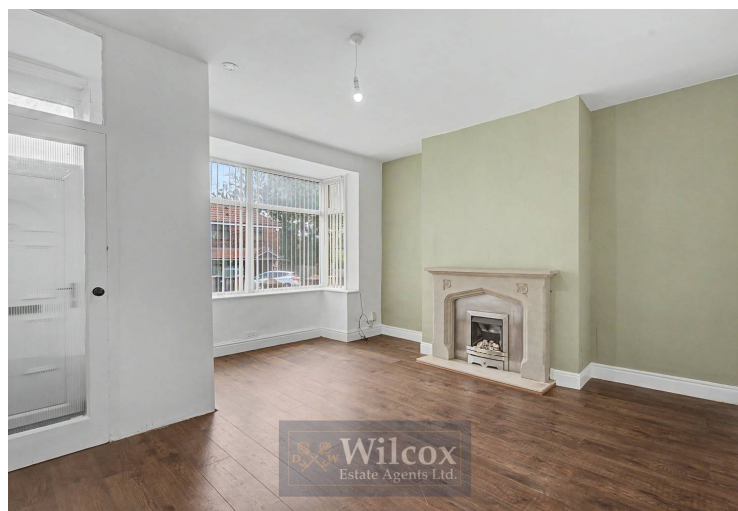


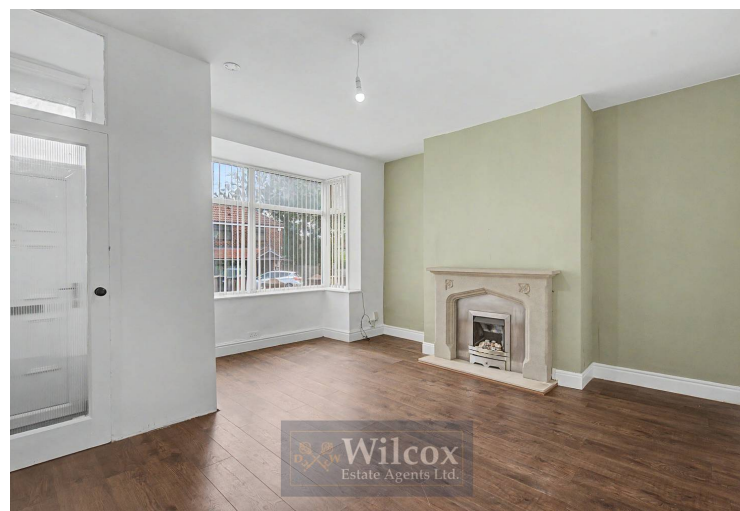


25 Crompton Avenue, Bolton

£150,000 Leasehold

Two double bedroom terrace property • Four piece modern bathroom suite • Modern matt grey kitchen • Large utility room • Low maintenance front and rear garden • Excellent investment opportunity • Walking distance to good schools both primary and secondary • Close to local amenities • Perfect first time buyer property • Walking distance to Leverhulme Park and Seven Acres Country Park



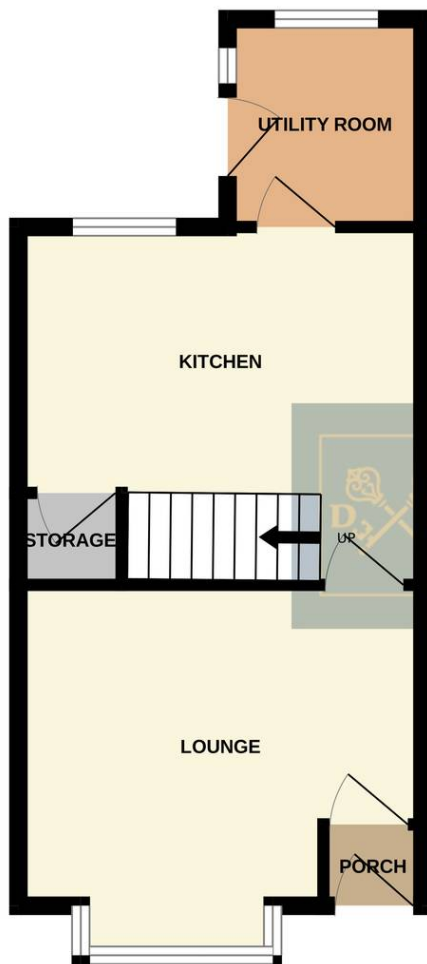


This beautifully presented two double bedroom terraced house offers a fantastic opportunity for first time buyers and investors alike. The property boasts a spacious and contemporary feel throughout, featuring a stylish matt grey kitchen with ample storage and workspace, ideal for modern living and entertaining. The large utility room provides additional practicality, accommodating laundry and extra storage needs with ease. Upstairs, the four piece modern bathroom suite includes a separate shower and bath, providing a touch of luxury and convenience. Both bedrooms are generous doubles, offering comfortable and flexible accommodation that would suit couples, young families, or professionals.

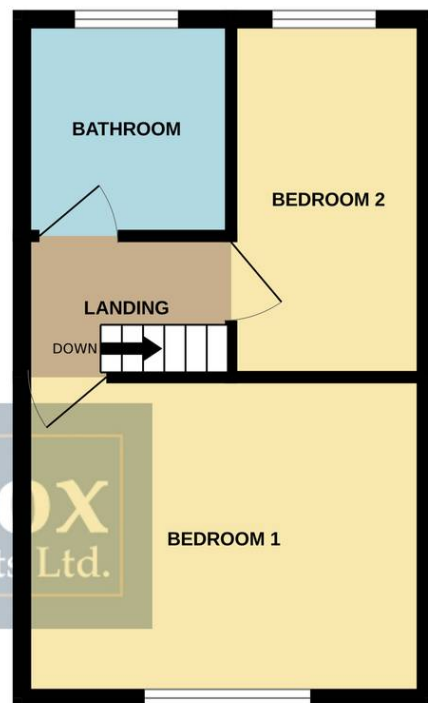


The home's layout maximises natural light, creating a welcoming and airy atmosphere throughout. Located within walking distance to highly regarded primary and secondary schools, this property is perfect for those seeking access to excellent educational facilities. Local amenities, including shops, cafes, and transport links, are also close by, ensuring daily necessities are within easy reach. For those who enjoy the outdoors, the property is situated just a short stroll from Leverhulme Park and Seven Acres Country Park, providing beautiful green spaces for relaxation, exercise, and family outings.

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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Externally, the property benefits from low maintenance gardens to both the front and rear, offering attractive outdoor spaces without the need for extensive upkeep. The flagged front garden is bordered by a low level brick wall and features established bushes and shrubs, creating a pleasant and private approach to the home. The rear garden is similarly designed for ease of maintenance, providing a practical area for outdoor seating, dining, or entertaining guests. These outdoor spaces offer the perfect blend of functionality and kerb appeal, ideal for busy lifestyles or those seeking to enjoy their garden with minimal effort. Whether you are looking for a first home, a solid investment, or simply a welcoming and well-located property, this two bedroom terrace ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this inviting home has to offer.