Claves.

Crompton Way

Bolton, BL2 2RZ

Offers around £370,000

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Having undergone a comprehensive renovation and occupying a particularly generous plot that backs directly onto woodland, this beautifully extended semi-detached home on Crompton Way delivers exceptional style, space, and practicality for modern family life.

Internally, the accommodation includes an entrance vestibule and hallway, a stylish kitchen with adjoining utility, a large open-plan family and dining space with French doors onto the garden, a spacious front lounge, and a boutique-style shower room to the ground floor. Upstairs are three well-proportioned bedrooms and a stunning family bathroom.

Externally, the property offers a walled front driveway for multiple cars, gated side access, and an impressive, landscaped rear garden with woodland views. Every detail has been finished to an exceptional standard — the interiors are showroom quality, with design-led touches that create a luxurious yet welcoming atmosphere throughout.

Living Space

At the heart of the home is a spectacular kitchen leading onto the open aspect family and dining area that offers both wow-factor and daily functionality. The kitchen features timeless two-tone shaker cabinetry with ambient recessed lighting, quartz worktops, statement tiled splashbacks, and a central island with bar seating for three – perfect for casual dining or entertaining. A full suite of Neff appliances includes a traditional oven, combination oven, warming drawer, induction hob with concealed extractor, and a Belfast sink with matching traditional tap. There's also space for an American-style fridge-freezer and an integrated wine fridge.

A spacious utility room continues the kitchen's design scheme and includes further worktop and storage space, an integrated Neff washing machine, plumbing for a freestanding dryer, and an allocated spot to air the laundry.

From the kitchen, the space flows seamlessly into a large open-plan extension – ideal for family living and dining. Twin sets of French doors with surrounding glazing, vaulted ceilings, and skylight windows flood the space with natural light and create a seamless connection to the garden. The lack of rear neighbours provides superb privacy and a serene, leafy backdrop.

To the front, the formal lounge is bright and spacious, enhanced by a wide bay window, herringbone flooring, and a central chimney breast with an inset electric log burner. It is a cosy and stylish space to relax in the evenings.

The hallway also deserves a mention – combining period charm with contemporary flair, it features original stained-glass, feature tiling, modern black-painted joinery, and a classic carpet runner that completes the boutique hotel aesthetic.

Bedrooms & Bathrooms

Upstairs, the main bathroom is beautifully appointed with a freestanding bath, WC, traditional-style vanity unit, and a large circular wired-in mirror with soft ambient lighting – all finished impeccably by the gloss grey half tiled walls and statement floor tiles.

On the ground floor, a second bathroom offers equal quality and style, finished with bold emerald-green tiles and brushed gold fittings. It includes a large walk-in shower, WC, and wash basin – ideal for guests or busy family mornings.

There are three bedrooms in total. Two are spacious doubles with soft, neutral decor and high-end finishes, while the third is a well-proportioned single – ideal as a nursery, child's room, or a home office.

Outside Space

The property benefits from a large walled front driveway with off-road parking for up to four cars, as well as a gated side area that's ideal for secure bin storage or additional outdoor storage.

The rear garden is an outstanding feature – expansive in size yet low-maintenance, with a substantial lawn and landscaping. On the rear boundary is a gate backing directly onto a nature reserve, this wooded setting next to the garden offers a peaceful, leafy outlook and a real sense of privacy that's rare in such a convenient location.

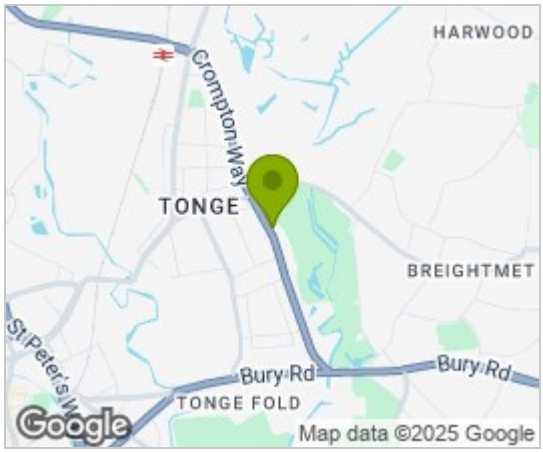
Location

Crompton Way is a well-connected residential location in Bolton, Greater Manchester, popular with families for its convenience and access to nearby schools, green spaces, and amenities. The area offers a great balance of practicality and lifestyle, with easy transport links into Bolton town centre and the national motorway network via the A666. Scenic walks, parks, large supermarkets and local shops are all close by, making it a highly liveable spot for modern family life.

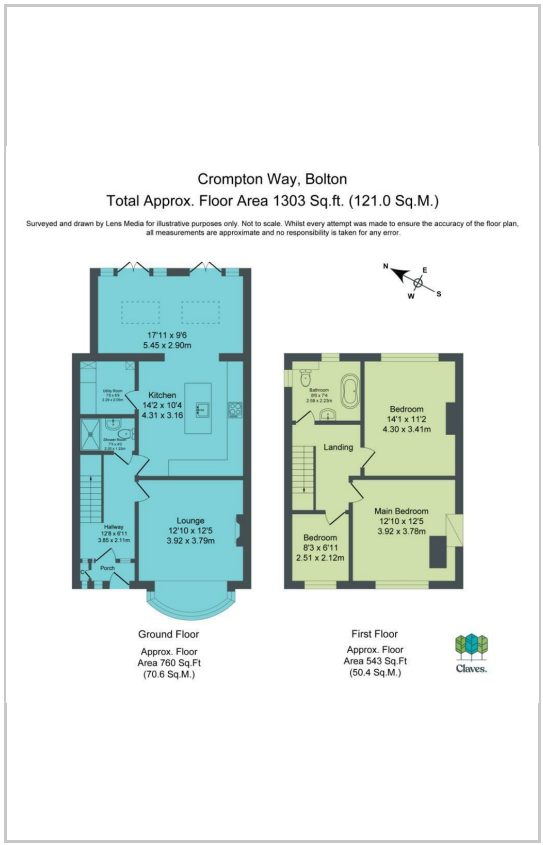
Key Details

Council Tax Band: C
Tenure: Leasehold
Ground Rent: £4.17s.6d
Lease Term: 990 years from 1st May 1929
Heating: Gas central heating with radiators and thermostats
Boiler: Glow-worm combi, installed 2021 (located in utility)
Utilities: Mains gas, electricity, water, and drainage
Loft: Fitted with a pull-down ladder
Note: The bottom portion of the garden is owned by Bolton Council and residents on this row pay an annual ground rent, as is standard across the rows of properties. The rent is currently £100 per annum with a forecasted increase to £120-£130 per annum in September 2025, and the current owners will cover the year 2025-2026.

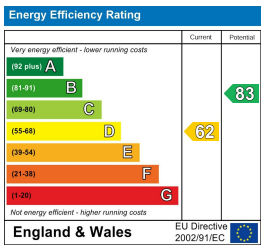
Area Map

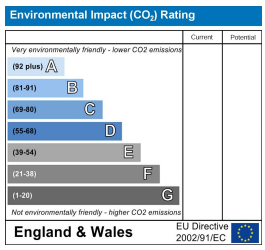


Floor Plans



Energy Efficiency Graph





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