



**DENSTONE CRESCENT, HARWOOD, BL2 5DF**



- 2 bedroom true bungalow
- No chain involved
- Extended and spacious
- Generous corner plot
- Modern shower room & kitchen
- Close to village centre
- Delightful gardens to 3 sides
- Viewing advised



**Offers in Excess of £240,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this extended two bedroom semi detached true bungalow, situated in a large corner plot position. Denstone Close is within close proximity of Harwood Village centre with good local amenities, including Morrisons and the medical centre. There are lovely gardens to 3 sides of the property and a driveway which provides good off-street parking, leading to a single detached garage. The accommodation briefly comprises spacious entrance hall, living room, inner hallway, two bedrooms, kitchen and a shower room. Outside there are delightful gardens to three sides of the property. A driveway provides ample off street parking leading to a single detached garage. The property also benefits from double glazing and gas central heating. Viewing is highly recommended through Cardwell estate agents Bolton (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed front door leading to:

**Entrance Hall:** UPVC double glazed window to the front aspect, radiator, built-in storage cupboard, door leading to:

**Lounge:** 17' 0" x 11' 3" (5.18m x 3.44m) UPVC double glazed window to the front aspect, feature, marble fireplace incorporating a living flame gas fire with an ornate mantle surround, coving to the ceiling.

**Inner Hallway:** Access to the loft, doors lead to:

**Kitchen:** 9' 8" x 8' 8" (2.95m x 2.63m) Aluminium framed double glazed window and door to the rear garden, modern fitted wall and base units with complementary working surfaces and tiled splashback, built in oven and grill, inset halogen hob with an extractor hood above, stainless steel sink unit with mixer tap, space for a washing machine and a fridge, tiled floor, radiator, coving to the ceiling.

**Bedroom One:** 12' 4" x 11' 5" (3.77m x 3.47m) UPVC double glazed window to the rear garden, fitted wardrobes, radiator, coving to the ceiling.

**Bedroom Two:** 16' 7" x 9' 8" (5.05m x 2.94m) 2 UPVC double glazed windows and a sliding door to the side aspect, radiator, coving to the ceiling.

**Shower Room:** UPVC frosted double glazed window to the side aspect, fully tiled with a modern, white suite comprising double width shower cubicle, wash hand basin with mixer tap, close coupled WC, heated towel rail, inset spotlights to the ceiling.

**Outside:** There are gardens to three sides. Front: there an open plan laid lawn area, with feature tree and plants displays. A paved pathway leads to the front door and gives access along the side elevation. The side garden is open plan and mainly laid to lawn, with a paved patio and mature plants displays. To the rear there, is a driveway providing off-street parking, leading to a single brick built, detached garage with an up and over door and a side door. You will also find an enclosed patio, with a patterned concrete surface.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 25 March 1965.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1524 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)  
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