



## DENSTONE CRESCENT, HARWOOD, BL2 5DE



- 3/4 bedroom extended bungalow
- Versatile accommodation
- Circa 0.17 of an acre plot size
- Ideal to update to own taste & spec
- Dining room/bed+ 3 bedrooms
- Quiet cul de sac location
- Garage and driveway parking
- Sold with no further upward chain delay



**£165,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Offered for sale with no further upward chain delay is this extended true bungalow positioned in a generous size plot, cul-de-sac location and offering superb potential to update and improve to your own tastes and specifications. The sizeable bungalow enjoys spacious accommodation which is versatile and could perhaps be used as a three or four bedroom layout depending on your needs. The accommodation briefly comprises: reception hallway. Lounge/diner, internal hallway, kitchen, with serving hatch into the dining room/bedroom three with sliding patio doors off to the rear garden, three additional bedrooms and a four piece shower room suite. There is an integral garage served by a driveway providing additional off-road car parking space. The property is set within a particularly generous plot which extends to around 0.17 of an acre. The property benefits from the vast majority being uPVC double glazing, gas central heating and importantly is sold with no further upward chain delay. This may be of particular note to those looking to improve our update a property to their own tastes are specifications or perhaps property speculators/investors/builders. That really is a great deal to admire and fantastic potential, in the first instance there is a walk-through viewing video available to watch, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

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

**Entrance hallway:** 6' 5" x 3' 11" (1.948m x 1.2m) Radiator, storage cupboard containing the electric meter, uPVC double glazed entrance door with matching stained glass uPVC double glazed windows to either side.

**Lounge/diner:** 17' 2" x 11' 5" (5.224m x 3.476m) uPVC double glazed window to the front, gas fire with traditional style "back boiler", radiator.

**Hallway:** 18' 9" x 3' 3" (5.704m x 1.0m) Measured at maximum points with built-in sliding doors giving access to the storage space.

**Kitchen:** 9' 6" x 8' 7" (2.906m x 2.623m) Fitted with matching: base and wall cabinets, uPVC window overlooking the rear garden, radiator.

**Dining room/bedroom 3:** 9' 6" x 8' 11" (2.906m x 2.722m) This is a versatile room adjoining the kitchen with a serving hatch between the two and double glazed sliding patio doors off to the rear garden. This may suit use as a fourth bedroom our dining room or may be incorporated into alternative plans.

**Bedroom 1:** 13' 8" x 14' 9" (4.178m x 4.488m) Measured at maximum points into the doorway. uPVC window to the rear, radiator, wardrobes to one wall.

**Bedroom 2:** 9' 11" x 9' 8" (3.020m x 2.939m) uPVC window to the rear, radiator, fitted wardrobes and dressing space.

**Bedroom 4:** 11' 11" x 8' 9" (3.629m x 2.659m) Timber window to the side, radiator.

**Shower room:** 9' 10" x 5' 4" (2.994m x 1.620m) A white four piece showroom suite comprising: generous shower enclosure, dual flush WC, bidet, pedestal wash hand basin, radiator, heated towel rail, uPVC window, ceramic wall tiling.

**Garage:** There is a single garage and private off road driveway car parking.

**Plot size:** The overall approximate plot size is around 0.17 of an acre.

**Garden:** The front garden is neatly laid to lawn with natures shrubs and small trees. The rear garden is a of notable size and fans out from the corner position of the property. To the immediate rear and side of the property is a patio space and grassed area and a garden shed. The plot extends down banking to a lower level, there are some steps but not all the way down (please be careful on viewings as there is a slip / fall risk when going down or coming back to the rear entrance level). We have been advised that our clients played football in this area when they were young, however landscaping work will be required to maximise its potential usage. There is a notable pipe that that runs through the hillside. Our clients advise us that this is within the plot of this property and is maintained by United Utilities, who would require periodic access to inspect and potentially maintain. We have asked for documents to substantiate the details of this arrangement, so in the meantime we can't confirm these details.

**Chain details:** The property is offered for sale with early vacant possession, and no further upward chain delay.

**Legal matter:** We understand that our clients have applied for probate, and they are not expecting this be a notably long process, though probate will need to be granted prior to an exchange of contracts and completion.

**Tenure:** Cardwells Estate Agents Bolton, premarketing research indicates that the property is Leasehold, enjoying a term with around 938 years remaining.

**Bolton council tax:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated for council tax.

**Conservation area:** Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

