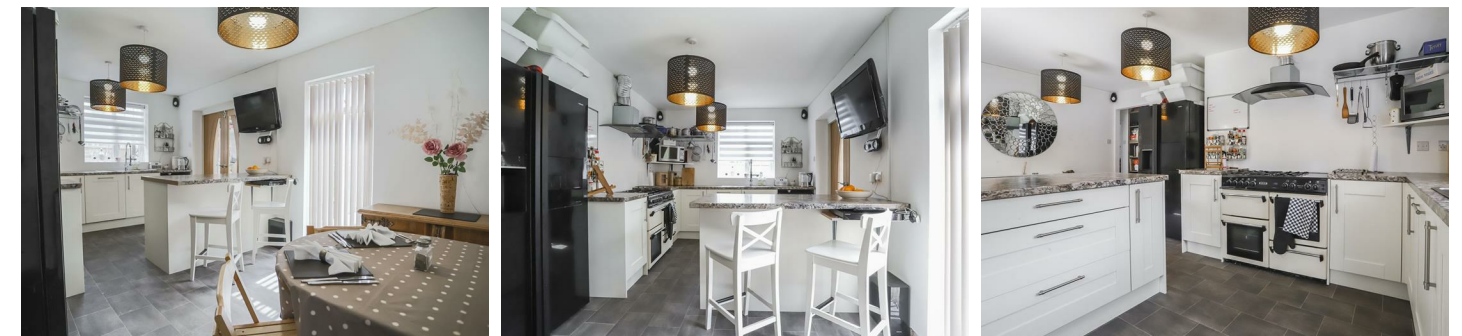


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Denstone Crescent, Bolton, BL2 5DE

### Offers Over £250,000

A DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM TRUE BUNGALOW WITH AMPLE GARDEN SPACE

Keenans are proud to bring to the market this spacious three/four bedroom property in a quiet area of Bolton. Located just a short distance to the town centre where there are ample shops, eateries and bars. Whilst also being close to local amenities and accessing major commuter routes to Manchester, Bury and Rawtenstall. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to the hallway which has doors leading to the main bedroom and living room. The main bedroom has access to a shower room. The living room is open to the kitchen and dining room and has doors leading to the inner hall and two further bedrooms. The inner hall has a space for a dryer and a door to the bathroom. The kitchen is fitted with wall and base units, is open to the dining area and has a door providing access to a second reception/4th bedroom room which has doors to the side and rear of the property. Externally, to the rear of the property there is an extensive enclosed lawn garden with a decked seating area and mature shrubbery. To the front of the property there is ample off road parking.

View early to avoid disappointment! Contact our Bury team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

# Denstone Crescent, Bolton, BL2 5DE

## Offers Over £250,000



- Tenure Leasehold
- Ample Off road Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band C
- Three Bedroom True Bungalow Property
- Spacious Enclosed Rear Garden
- EPC Rating D
- Three Piece Bathroom Suite And Shower Room
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a composite front door to hall.

#### Hall

3'9 x 3'9 (1.14m x 1.14m)

Tiled effect floor, door to bedroom one and reception room one.

#### Bedroom One

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed window, central heating radiator, tiled effect floor, open to kitchenette area, laminate wall and base units, laminate work top, space for fridge, part tiled elevation and doorway to shower area.

#### Shower Room

6'2 x 2'11 (1.88m x 0.89m)

Dual Flush WC, vanity wash basin with mixer tap, electric feed shower and laminate floor.

#### Reception Room One

19'8 x 11'8 (5.99m x 3.56m)

UPVC double glazed window, two central heating radiators, television point, open to kitchen/dining room, door to inner hall and two bedrooms.

#### Kitchen/Dining Room

18' x 10'11 (5.49m x 3.33m)

Two UPVC double glazed windows, central heating radiator, cream wall and base units, laminate work top, stainless steel one and a half sink with spring neck and mixer tap, double oven, five ring gas hob and electric plate, space for fridge freezer, dish washer, plumbed for washing machine, open to dining area, double doors to reception room two, tiled effect floor, television point and breakfast bar.

#### Reception Room Two

14'5 x 9'1 (4.39m x 2.77m)

Three UPVC double glazed windows, skylight, tiled floor, central heating radiator, UPVC double glazed French doors to rear garden and composite door to side of property.

#### Inner Hall

6'2 x 2'10 (1.88m x 0.86m)

Wood effect floor, plumbed for washing machine and door to bedroom.

#### Bathroom

6'1 x 5'6 (1.85m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevation, laminate floor and spotlights.

#### Bedroom Three

13'8 x 11'5 (4.17m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point and coving.

### Bedroom Two

16'5 x 8'5 (5.00m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect floor.

### External

#### Front

Ample off road parking.

#### Rear

Extensive enclosed lawn garden with decked seating area and mature shrubs.

