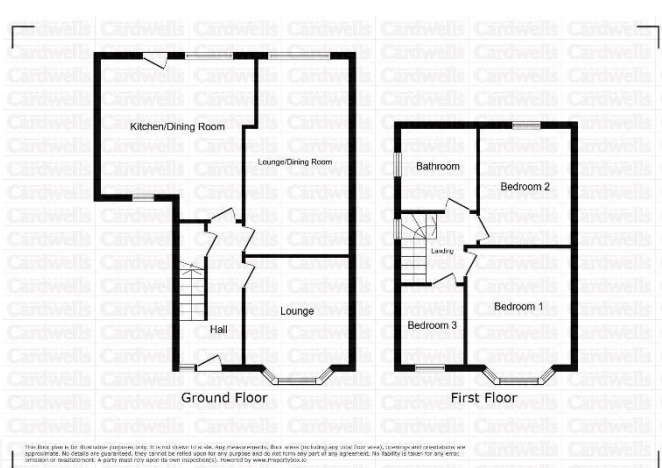




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DENBIGH ROAD, BOLTON, BL2 1LR



- Extended semi detached house
- Three fitted bedrooms
- Two reception rooms
- Extended fitted kitchen
- Four piece bathroom suite
- Sizeable corner plot
- Superb gardens
- Off-road parking



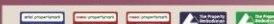
Offers in the Region Of £275,000

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Located at the head of a quiet cul-de-sac within a well regarded area, this extended three bedroom semi detached sits on a corner plot offering deceptively sized accommodation and gardens with scope for further improvements if required. The property is well presented with a Mediterranean theme and currently comprises entrance hall, lounge, extended second reception, extended dining kitchen, guest WC, three fitted bedrooms and four piece family bathroom. Externally the property house garden area to the front with driveway parking to the side leading onto a stunning and well presented rear garden. Properties in this location tend to sell quickly and this should be no exception due to the sizable and useful corner plot. Early viewing is therefore advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](http://cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 15' 5" x 5' 7" (4.7m x 1.7m) Double glazed window and door to the front elevation. Stairs lead off to the first floor landing. Panel walling. Radiator.

Guest WC: Double glazed window to the side elevation. Corner wash hand basin and close coupled WC.

Lounge: 11' 2" x 11' 2" (3.4m x 3.4m) Double glazed bay window to the front elevation. Living flame gas fire. Radiator.

Second lounge: 20' 8" x 9' 10" (6.3m x 3.0m) Double glazed windows to the rear elevation. Living flame gas fire in wood surround. Radiators

Extended kitchen: 16' 1" x 15' 1" (4.9m x 4.6m) Double glazed window and door to the rear elevation with double glazed window to the front. Range of base units with contrasting work services and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring ceramic hob. Electric double oven. Integrated fridge, freezer and dishwasher. Plumbed for washing machine. Tiled floor. Two radiators.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

Bedroom 1: 10' 10" x 11' 10" (3.3m x 3.6m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2: 12' 2" x 9' 6" (3.7m x 2.9m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3: 8' 2" x 6' 7" (2.5m x 2.0m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bathroom: 8' 6" x 7' 3" (2.6m x 2.2m) Double glazed window to the side elevation. Two double glazed windows to the side elevation. Four piece suite comprising bath with shower and screen over, pedestal wash hand basin, close couples WC and bidet.

Outside: The front of the property has a garden area with driveway leading around the side. The rear has a superb and sizable garden due to the corner plot position which has neat lawn mature shrub borders and paved seating area.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold 990 years from 1 November 1935

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 1748 sq ft

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: 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 Estate Agents Bolton 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 or visiting: www.Cardwells.co.uk

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.

