



Plot size: Cardwells Letting Agents Bolton pre market research indicates that the plot size is 731 ft.² and is on a plot of approximately 0.5 of an acre. to make an appointment to meet you.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, lettings@cardwells.co.uk, 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



www.cardwells.co.uk

SHORESWOOD, BOLTON, SHARPLES, BL1 7DD



- Fully refurbished home
- Porch lounge & dining kitchen
- 3 bedrooms
- Gas C.H & uPVC double glazed
- Driveway & well maintained gardens
- Available now
- Council Tax Band C
- 12 Month Lease



Monthly Rental Of £1,200

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.



A fully refurbished, very well presented three bedroom detached property in the heart of Sharples available now via Cardwells Letting Agents Bolton for a minimum 12 month let. Situated on the ever popular Shoreswood development and on the cusp of beautiful countryside walks yet within close proximity to fabulous local amenities, nurseries, schools and excellent transport links. Warmed by gas central heating and fully uPVC double glazed, in brief the property comprises: uPVC entrance door, porch, lounge with feature fireplace and surround, well appointed dining kitchen, landing, three good bedrooms and a 3 piece family bathroom suite. To the outside is a double driveway and lawn to the front and to the rear is a large enclosed garden split into a lawn and patio area. Viewings come with our highest recommendations and are available, strictly by appointment, seven days a week via Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the on line walkthrough video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Porch: 4' 5" x 5' 2" (1.35m x 1.57m) Wall mounted radiator, timber door giving access to.

Lounge: 15' 9" x 14' 6" (4.80m x 4.42m) Feature fireplace and surround on a marble plinth, uPVC double glazed window, wall mounted radiator, balustraded staircase to the upper landing.

Dining kitchen: 9' 2" x 14' 6" (2.79m x 4.42m) Very well appointed dining kitchen comprising stainless steel sink with mixer tap over, high gloss base and wall units with complimentary brick, tiled splash backs, oven, five ring gas hob with extractor above, inset ceiling spotlights, space for white goods, 2 uPVC double glazed windows, wall mounted radiator, uPVC door giving access to the rear garden.

Landing: 8' 4" x 5' 10" (2.54m x 1.78m) uPVC double glazed window, loft access point.

Bedroom 1: 14' 0" x 8' 6" (4.26m x 2.59m) Wall mounted radiator, uPVC double glazed window.

Bedroom 2: 10' 2" x 8' 6" (3.10m x 2.59m) Wall mounted radiator, uPVC double glazed window.

Bedroom 3: 10' 5" x 5' 9" (3.17m x 1.75m) uPVC double glazed window, wall mounted radiator, built in airing cupboard.

Bathroom: 5' 5" x 6' 8" (1.65m x 2.03m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower above with fitted curtain rail and curtain, cushion flooring, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is driveway parking and a well maintained lawn to the front and to the rear is a large garden split into a lawn and patio area.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Tenure: Cardwell Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Council tax: Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1812.32 per annum payable to Bolton council.

