



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 94        |
| (81-91)                                     | B | 84                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |

**POPPY CLOSE, HARWOOD, BOLTON, BL2 3PQ**



- Fantastic detached family home
- Four double bedrooms
- Family bathroom and en-suite
- Kitchen/diner and utility room
- Driveway and garage parking
- Front and rear gardens
- Minimum term 12 months
- Close to local amenities



**Monthly Rental Of £2,500**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated just off Hough Fold Way in Harwood is this modern estate, built approximately five years ago. This superb modern detached family home is located close to many local amenities and good schools. The property comprises an entrance hallway, lounge, kitchen/dining room, utility and cloakroom/wc to the ground floor. To the first floor there are four double bedrooms, the master having an en-suite and a family bathroom. Externally there is driveway parking for two cars leading to an integral garage and a lawned garden with flower bed and to the rear there is a flagged patio area and lawned garden. For further information contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Hallway** Ceiling light point, radiator.

**Lounge** 17' 2" x 11' 3" (5.22m x 3.43m) Ceiling light point, double glazed bay window to the front, radiator.

**Kitchen/Dining Room** 19' 4" x 10' 3" (5.89m x 3.12m) Downlights, ceiling light point, range of fitted wall and base units with complimentary worktops and integrated appliances including an extractor fan, five ring gas hob, double electric oven, dishwasher, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer, breakfast bar, tiled floor with splashback to the kitchen walls, radiator.

**Utility Room** 7' 1" x 5' 0" (2.15m x 1.52m) Ceiling light point, wall mounted boiler, radiator, fitted counter top with space for a washing machine and dryer, tiled floor with splashback to the walls, door to the side.

**Cloakroom W/C** 6' 4" x 3' 1" (1.94m x 0.95m) Ceiling light point, double glazed window to the side, pedestal sink, radiator, tiled floor.

**Landing** Ceiling light point, double glazed window to the side, radiator, storage cupboard.

**Bedroom One** 15' 0" x 13' 8" (4.58m x 4.17m) Ceiling light point, double glazed window to the front, built in wardrobes, radiator.

**En-suite** 5' 9" x 5' 5" (1.74m x 1.66m) Ceiling light point, wc, pedestal sink, walk in shower cubicle, vertical ladder radiator, double glazed window to the side, tiled floor with splashback to the walls.

**Bedroom Two** 11' 6" x 10' 6" (3.51m x 3.20m) Ceiling light point, double glazed window to the rear, built in wardrobes, radiator.

**Bedroom Three** 10' 9" x 8' 0" (3.27m x 2.44m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom Four** 10' 6" x 7' 11" (3.20m x 2.42m) Ceiling light point, double glazed window to the rear, radiator.

**Family Bathroom** 6' 6" x 5' 7" (1.98m x 1.69m) Ceiling light point, three piece suite incorporating a wc, sink, panelled bath with mixer tap and shower, vertical ladder radiator, tiled floor with splashback to the walls.

**Externally** To the front of the property there is a lawned garden with flower bed and to the rear there is a flagged patio area and lawned garden.

**Parking** Driveway parking for two cars leading to the garage

**Garage** 16' 6" x 8' 10" (5.04m x 2.69m) Ceiling light point, up and over garage door.

**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** 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](http://www.depositprotection.com)

**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.

**Council Tax** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated which is at an approximate annual cost of £2,625 (at the time of writing).

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

