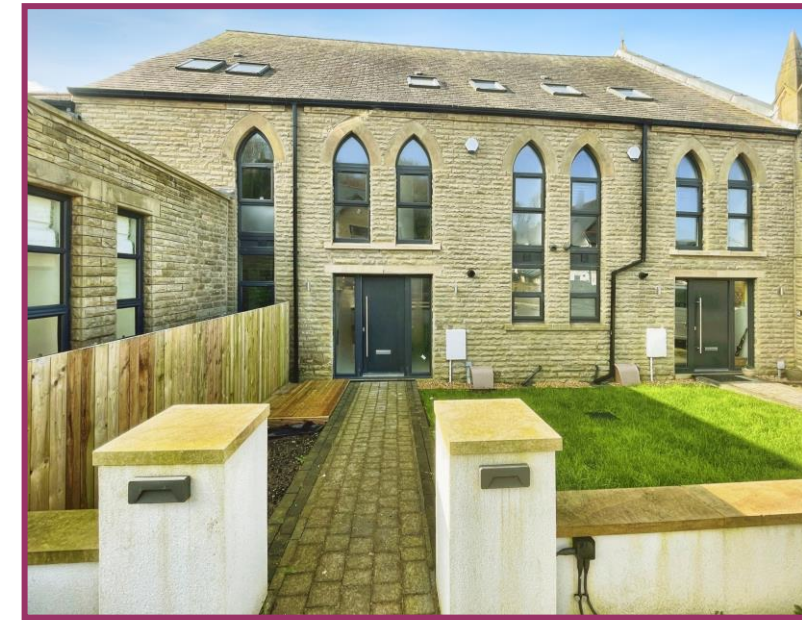


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**CHAPEL FOLD, TOTTINGTON ROAD  
 BOLTON, BL2 4DD**



- Stunning Church Conversion
- Three En Suite Bedrooms
- Open Plan Living Area
- Fitted Kitchen
- Utility Room & Guest WC
- Off Road Parking
- Fantastic Panoramic Views
- 6 Month minimum lease term



**£1,700 PCM**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This stunning church conversion has many interesting features and enjoys character blended with modern styling and features. The accommodation is very well presented and briefly comprises entrance hall, open plan lounge area with fitted kitchen, utility room with guest WC, the first floor enjoys two sizable double bedrooms, both with ensuite and stairs laid off to the second floor, which enjoys the master bedroom suite having Balcony mezzanine storage and a four piece ensuite bathroom. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Hall** Composite door to the front elevation with double glazed panels leading into the hall, laminate flooring, recessed spotlights, stairs, leading off to the first floor landing.

**Open plan living area** 26' 5" x 16' 2" (8.04m x 4.92m) Three double glazed windows to the rear elevation with fantastic distant views. Kitchen area: Laminate flooring to match hallway. Range of matte grey base units with contrasting work surface and matching wall mounted cabinets. Inset sink and drainer, Four ring electric hob with electric oven and extractor hood, Integrated fridge freezer, Integrated dishwasher, Opens onto the lounge area. Carpeted.

**Utility room** 6' 11" x 5' 3" (2.1m x 1.6m) Door off the hall leads into the utility room. Plumbed for washing machine, central heating boiler, door leads through to the guest WC. Two piece suite, comprising jewel flush, WC and hand wash basin.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Further stairs leading off to the master bedroom.

**Bedroom 2** 18' 8" x 9' 10" (5.68m x 2.99m) Two double glazed windows to the rear elevation enjoying the magnificent views. Central heating radiator. Dressing area.

**En-suite** Double glazed window to the rear elevation, Three piece suite comprising shower cubicle, dual flush, WC and vanity sink unit. Tiled floor and part tiled elevations. Chrome heated towel rail.

**Bedroom 3** 14' 11" x 8' 10" (4.54m x 2.7m) Two double glazed windows to the front elevation. Central heating radiator. Door leading through to ensuite.

**En-suite** Three-piece suite comprising shower cubicle, dual flush, WC and vanity sink unit. Tiled floor and part tiled elevations.

**Master bedroom** 19' 9" x 16' 2" (6.02m x 4.92m) Measured to the maximum points. Double glazed sliding patio doors leading onto the balcony with panoramic distant views. Mezzanine storage area. Radiators. Door leading through to the en-suite.

**En-suite** Four piece suite, comprising shower, cubicle, bath, dual flush WC and vanity sink unit. Two skylight windows. Tiled floor, part tiled elevations.

**Externally** The front of the property enjoys driveway parking for two vehicles and a grassed garden area with block paved path to the front door. The master bedroom enjoys a balcony with superb panoramic views.

**Council Tax** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band E with Bolton Council at an approximate cost of around £2,616.88 per annum.

**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)

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience

**Thinking of selling or letting?** 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 market may be

particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

**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

