

Independent Estate Agents  
**Cardwells**™  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**DEVONSHIRE ROAD, HEATON, BL1 5LD**



- Bay Fronted Mid Terraced
- Two double bedrooms
- Lounge/dining room/kitchen
- Minimum 12 Month Lease
- Zero Deposit Option Available
- Low Maintenance Garden
- Available May/June 2024
- Close to excellent amenities/schools



**Monthly Rental Of £900**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

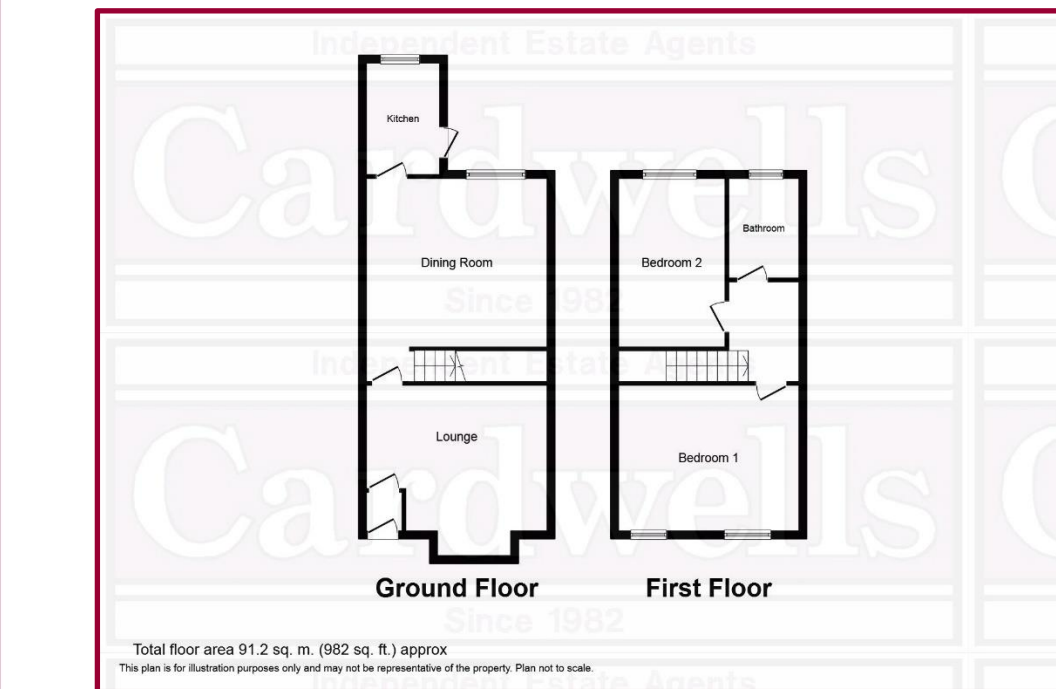
T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto: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.



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Available now with a zero deposit option! Cardwells Letting Agents Bolton offer to the market for a minimum 12 month term this larger than average two bedroom bay fronted mid terrace property on Devonshire Road Situated in the heart of Heaton and in close proximity to fabulous local amenities, highly regarded local schools and nurseries, popular bars and restaurants, country walks and excellent transport links are all within close proximity. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Upvc entrance door, vestibule, lounge with feature fireplace and surround, dining room, professionally fitted kitchen, landing, two double bedrooms, the master being fitted and a very well appointed three piece family bathroom suite. To the outside is readily available on street parking and there are low maintenance gardens to both front and rear. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your viewing.

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

**Vestibule** 3' 3" x 3' 1" (0.99m x 0.94m) Carpet, frosted skylight.

**Lounge** 14' 4" x 15' 3" (4.37m x 4.64m) Into square bay, feature fireplace & surround, electric fire, square UPVC double glazed bay window.

**Dining Room** 14' 3" x 15' 3" (4.34m x 4.64m) Carpet, UPVC double glazed window, radiator, stairs to landing.

**Kitchen** 9' 5" x 6' 2" (2.87m x 1.88m) Professionally fitted kitchen comprising; stainless steel sink with mixer tap over, base & wall units, oven, hob & extractor fan, wall mounted gas combi boiler, cushion flooring, UPVC double glazed window, UPVC door to rear.

**Landing** 5' 4" x 5' 7" (1.62m x 1.70m) Carpet.

**Bedroom One** 12' 5" x 15' 3" (3.78m x 4.64m) Carpet, built in wardrobe, 2 UPVC double glazed windows, radiator.

**Bedroom Two** 14' 2" x 9' 0" (4.31m x 2.74m) Carpet, UPVC double glazed window, radiator.

**Bathroom** 8' 5" x 5' 8" (2.56m x 1.73m) 3 Piece suite comprising; w/c, wash basin, bath with T bar mixer shower & rain fall head, cushion flooring, wall mounted heated towel rail, frosted UPVC double glazed window.

**Outside** Easy to maintain front garden, large yard to rear. On street parking.

**Parking** There is on street parking available.

**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.

**Bolton Council Tax Rating** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1359.24 (at the time of writing).

**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.

**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.

**Deposit Option** A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.02 of an acre.

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

**Viewing** 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.

**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

