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**FRANK STREET, HALLIWELL, BOLTON, BL1 3HT**



- Stylish two bedroom terrace
- Modern fitted kitchen diner
- White three piece bathroom
- Gas ch, upvc dg
- Pets considered
- Available now
- Council Tax Band A
- 6 month term initially



**Monthly Rental Of £800**

**BOLTON**

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T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Stylish two-bedroom mid terrace property available to rent now on a minimum term of 6 months initially. Positioned in a popular location, every day amenities of Halliwell are nearby including popular schools, shops, transport links, the local countryside and easy access to the town centre of Bolton. The accommodation is well presented throughout having undergone redecoration throughout and briefly comprises: entrance vestibule, lounge, quality fitted kitchen/diner, landing, two good bedrooms and a white three-piece bathroom suite. There is an enclosed terrace style garden to the rear. The property benefits from UPVC double glazing, gas central heating and is available to rent now. Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Letting Agents Bolton on (01204) 381281 or via email: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

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

**Entrance Vestibule** 2' 10" x 3' 5" (0.87m x 1.05m) UPVC window, double glazed entrance door, meter cupboard.

**Lounge** 13' 5" x 12' 2" (4.1m x 3.70m) UPVC window to the front with fitted blind, wall mounted gas fire, radiator.

**Kitchen** 12' 1" x 10' 8" (3.68m x 3.24m) A modern high specification fitted kitchen with oven/grill, gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, UPVC window with fitted blinds, UPVC rear entrance door, wall mounted gas boiler, radiator.

**Landing** 12' 2" x 5' 8" (3.70m x 1.72m) Measured at maximum points.

**Bedroom One** 12' 3" x 10' 3" (3.74m x 3.13m) UPVC window with fitted blinds, radiator.

**Bedroom Two** 7' 9" x 7' 4" (2.35m x 2.24m) UPVC window to the rear with fitted blind, radiator.

**Bathroom** 10' 8" x 4' 5" (3.24m x 1.34m) Fitted with a white three-piece bathroom suite comprising bath with shower over, fitted glass shower screen, pedestal wash hand basin, dual flush WC, ceramic wall tiling to splashback areas, heated towel rail, UPVC window, extractor fan, spot lighting, loft access point.

**Externally** The rear garden is fully enclosed being predominantly paved for easy maintenance and all year around enjoyment there is a outhouse building for storage and a flowerbed.

**Parking** On street parking only.

**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** 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)

**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.

**Council Tax Band A** Cardwells Lettings Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1432 per annum at the time of writing.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is 602 ft.<sup>2</sup> and is on a plot of approximately 0.1 one of an acre.

**Flood Risk** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk.

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

**Viewings** Viewing is highly recommended via an advanced appointment which can be arranged with Cardwells Letting Agents Bolton on 01204381281 or via email [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

