

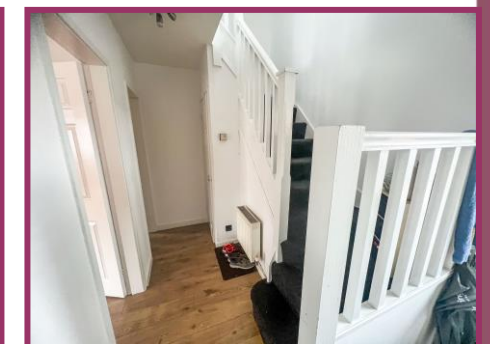
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		81
	66	
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

LADYMERE DRIVE, WORSLEY, M28 7DH



- Fabulous four bed link detached
- Hall/cloaks Wc/storage garage
- Lounge/conservatory/dining kitchen
- Warmed by gas CH/Upvc double glazed
- Block paved driveway/large rear garden
- Minimum term 12 months
- Council Tax Band C
- Deposit of £1615 required



Monthly Rental Of £1,400

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 fantastic four bed link detached available to move into in June 2024 on the exclusive Ellenbrook estate. In close proximity to highly regarded local nurseries, schools, leisure pursuits and fantastic transport links via the M60 network. Warmed by gas central heating and UPVC double glazed throughout, the property is subject to credit and reference checks and briefly comprises: Hall, cloaks WC, storage garage, lounge with open plan conservatory extension, well appointed dining kitchen, landing, four fitted bedrooms and a family bathroom suite. To the outside is a block paved driveway and a large rear garden with a lawn and patio areas. Viewings are available, seven days a week via Cardwells Letting Agents Worsley on 0161 7943434 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance door into:

Reception Hallway: 12' 6" x 6' 10" (3.81m x 2.08m) Wooden flooring, under stairs storage cupboard, turning staircase to landing, radiator.

Cloaks/WC: 6' 6" x 3' 4" (1.98m x 1.02m) W/C, wash basin, wooden flooring, personal door to lounge, radiator.

Lounge: 12' 10" x 10' 9" (3.91m x 3.27m) Wooden flooring, radiator, bi folding doors to:

Conservatory: 12' 10" x 8' 9" (3.91m x 2.66m) Brick & uPVC build, wooden flooring, radiator.

Dining Kitchen: 18' 3" x 10' 11" (5.56m x 3.32m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap, high gloss units, oven, hob & extractor, white goods included, wooden flooring, uPVC double glazed window, patio doors to rear garden.

Landing: 6' 10" x 5' 4" (2.08m x 1.62m) Carpeted, uPVC double glazed window

Bedroom 1: 10' 4" x 10' 3" (3.15m x 3.12m) Fitted furniture, carpet, uPVC double glazed window, radiator.

Bedroom 2: 10' 5" x 8' 1" (3.17m x 2.46m) Fitted furniture, carpet, uPVC double glazed window, radiator.

Bedroom 3: 8' 10" x 7' 0" (2.69m x 2.13m) Fitted furniture, carpet, uPVC double glazed window, radiator.

Bedroom 4: 10' 8" x 6' 11" (3.25m x 2.11m) At widest point. Fitted furniture, carpet, uPVC double glazed window, radiator.

Family Bathroom: 7' 3" x 6' 8" (2.21m x 2.03m) White three piece suite comprising wc, wash basin, bath with overhead mixer shower. Cushion flooring, frosted uPVC double glazed window, heated towel rail.

Outside: Driveway parking for 3 cars to front, patio and lawn to rear.

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

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.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Worsley on 0161 794 3434, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Council Tax Cardwells Lettings Agents Worsley pre market research indicates that the property is council tax band C and the current cost is £2,066 per annum payable to Salford council.

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

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

Plot Size The property is set in a plot which extends to a round 0.06 of an acre.

