



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		
	70	84
England & Wales		
	EU Directive 2002/91/EC	
	www.epc4u.com	

**ROCHESTER AVENUE, BRIGHTMET
BL2 5ED**



- Fully refurbished three bed semi detached
- Large gardens to both front and rear
- Reception hallway/lounge/dining kitchen
- Landing/3 bedrooms/family bathroom
- UPVC double glazed throughout/gas ch
- Council Tax band A
- 12 Months minimum term
- Deposit £1,035



£900.00 PCM

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LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
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A fantastic opportunity to rent for a minimum 12 month term this recently fully refurbished three bed semi detached property on Rochester Avenue. Situated on a pleasant cul-de-sac of similar properties and in close proximity to the areas highly regarded nurseries, schools, amenities and excellent transport links are all within walking distance. Warmed by gas central heating and UPVC double glazed throughout, recent upgrades include triple vented windows, LED lighting throughout, neutral decor, new bathroom and a very well appointed solid oak kitchen with granite worktops. Briefly comprising: Storm porch, UPVC entrance door, reception hallway, lounge, dining kitchen with double doors leading to the rear garden, landing, three bedrooms two with fitted wardrobes and a three piece family bathroom suite. To the outside is readily available on street parking and a low maintenance front garden and to the rear is a split level garden with two outhouses with power and lighting, a patio area and a large lawn. Viewings are available to appreciate all on offer, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC door into

Hallway 11' 7" x 6' 0" (3.53m x 1.83m) Wall mounted radiator, useful under stairs storage, UPVC double glazed window, spindled staircase to the upper landing.

Lounge 12' 4" x 14' 3" (3.76m x 4.34m) Upvc double glazed window, wall mounted radiator

Kitchen Diner 20' 7" x 10' 6" (6.27m x 3.20m) Very well appointed professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over, solid oak base and wall units, granite worktops fitted oven, complimentary tiled splash backs, space for white goods, double UPVC doors giving access to the rear garden, UPVC double glazed window.

Landing 7' 6" x 8' 3" (2.28m x 2.51m) Spacious landing, carpet.

Bedroom One 10' 11" x 12' 4" (3.32m x 3.76m) Two Upvc double glazed windows, wall mounted radiator, built in wardrobes.

Bedroom Two 12' 4" x 8' 6" (3.76m x 2.59m) Two double glazed windows, wall mounted radiator, built in wardrobes, wall mounted gas combination boiler.

Bedroom Three 9' 1" x 7' 6" (2.77m x 2.28m) UPVC double glazed window, wall mounted radiator

Bathroom 8' 3" x 5' 6" (2.51m x 1.68m) three piece suite comprising WC, pedestal wash basin, P shaped bath with mixer shower over and fitted screen, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally To the outside is readily available on street parking and a low maintenance garden to the front and to the rear is a split level garden with two outhouses both with power and lighting, a patio area and a large lawn.

Parking There is readily available on street parking.

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 Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,427.38 per annum payable to Bolton council.

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

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

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.06 of an acre.

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

