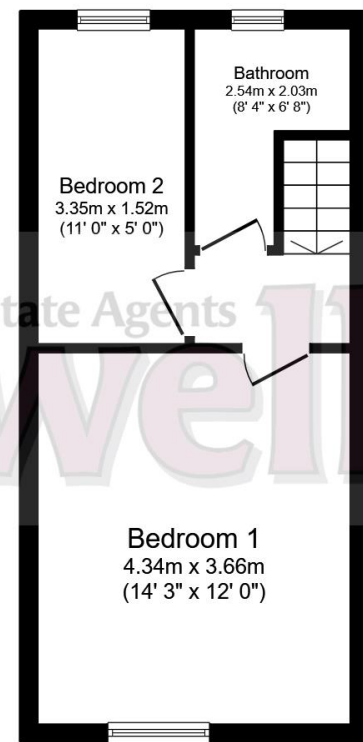


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**19 BEATRICE ROAD, BOLTON, LANCASHIRE BL1 3BP**



- Very well presented two bed mid terrace.
- Vestibule/lounge/dining kitchen
- Landing/2 bedrooms/3 piece family bathroom
- Excellent amenities/nurseries and
- On street parking/enclosed yard to the rear
- Council Tax Band A
- Deposit of £980.00
- Minimum 12 month term



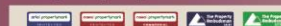
**£850.00 PCM**

**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



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Available for a minimum 12 month term, Cardwells Letting Agents Bolton offer to the fully managed rental market this very well presented two bedroom mid terrace property on Beatrice Road in Heaton. With excellent amenities, highly regarded local nurseries and schools, medical centres and easily accessible transport links are all within walking distance. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: UPVC entrance door, vestibule, lounge with exposed brick feature fireplace and surround, dining kitchen, landing, two bedrooms and a three piece family bathroom suite. To the outside is readily available on street parking and there is an enclosed yard to the rear. Viewings can easily be arranged, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). In the first instance please refer to the online walk through video prior to booking your personal inspection.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC entrance door into

**Vestibule** 2' 9" x 3' 2" (0.84m x 0.96m) Frosted skylight, timber entrance door into.

**Lounge** 16' 7" x 12' 0" (5.05m x 3.65m) Feature exposed brick fireplace and surround, wall mounted electric fire, UPVC double glazed window, wall mounted radiator.

**Kitchen** 9' 9" x 12' 0" (2.97m x 3.65m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, oven, four ring gas hob with extractor above, UPVC double glazed window, wall mounted radiator, composite entrance door giving access to the rear yard.

**Landing** 2' 5" x 6' 11" (0.74m x 2.11m) Fitted carpets.

**Bedroom One** 14' 3" x 12' 0" (4.34m x 3.65m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 11' 0" x 5' 0" (3.35m x 1.52m) Fitted carpets, UPVC double glaze window, cupboard housing the gas combination boiler, wall mounted radiator.

**Bathroom** 8' 4" x 6' 8" (2.54m x 2.03m) 3 piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain pole, frosted UPVC double glaze window, wall mounted radiator.

**Outside** To the outside is readily available on street parking and there is an enclosed rear yard

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 656 ft.<sup>2</sup>

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

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

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

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

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £100 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)

**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)

**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

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