

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Independent Estate Agents
Cardwells™
 Est. 1982

www.cardwells.co.uk

BOWNESS ROAD, LITTLE LEVER, BOLTON, BL3 1UB



- Fabulous versatile 2 bed semi det dormer
- lounge/family room/downstairs bathroom
- Two dble bedrooms/built in eaves storage
- Dining room/kitchen/conservatory
- Gardens/Storage Garage
- Council Tax Band B
- Minimum term 12 months
- Available July 2024



Monthly Rental Of £1,000

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

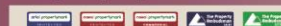
LETTINGS & MANAGEMENT

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.



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Cardwells Letting Agents Bolton are delighted to offer to the market this versatile two bed semi detached dorma bungalow on Bowness Road. Situated in close proximity to the village and all its excellent amenities, local nurseries, schools, country pursuits and fantastic transport links. Warmed by gas central heating and UPVC double glazed, in brief the property comprises: UPVC entrance door, hallway, lounge, family room, dining room with built in storage, downstairs bathroom, fabulous farmhouse style kitchen, conservatory, landing, two double bedrooms and a useful built in eaves storage room. To the outside is a driveway with gated access to a storage garage, a mature all year round front garden and a low maintenance rear garden bordered by perennials with the storage garage and additional timber shed. Subject to credit and reference checks, viewings are available seven days a week via Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. The minimum lease term is 12 months and would be available to move into in July 2024.

Porch 3' 7" x 2' 11" (1.09m x 0.89m) UPVC door, laminate flooring, alarm pad, timber & glass door into:

Hallway 7' 1" x 11' 2" (2.16m x 3.40m) Carpet, meter cupboard, radiator.

Family Room 10' 0" x 9' 5" (3.05m x 2.87m) Carpet, spindled staircase to landing, UPVC double glazed window, radiator.

Lounge 16' 5" x 10' 5" (5.00m x 3.17m) Feature fireplace & surround with inset electric fire, carpet, UPVC double glazed window.

Family Bathroom 7' 2" x 5' 3" (2.18m x 1.60m) 3 Piece suite comprising w/c, wash basin, bath with mixer shower & fitted glass screen. floor & wall tiling, frosted UPVC double glazed window, wall mounted heated towel rail.

Dining Room 10' 8" x 9' 4" (3.25m x 2.84m) Laminate flooring, built in storage, the room offers a variety of uses, radiator, double UPVC doors to the conservatory.

Kitchen 13' 4" x 8' 4" (4.06m x 2.54m) Professionally fitted kitchen comprising; sink unit with mixer tap over, base & wall units, worktops, oven, hob & extractor hood, tiled flooring, timber & glass door to conservatory, UPVC double glazed window, radiator.

Conservatory 7' 2" x 12' 10" (2.18m x 3.91m) Brick & UPVC build, carpet, UPVC door to the garden.

Landing 2' 8" x 9' 7" (0.81m x 2.92m) Carpet, UPVC, storage cupboard.

Bedroom One 14' 3" x 9' 11" (4.34m x 3.02m) Carpet, UPVC double glazed window, radiator.

Bedroom Two 11' 9" x 8' 10" (3.58m x 2.69m) Carpet, UPVC double glazed window, radiator, cupboard housing gas boiler.

Externally Outside offers driveway parking to the front with a garden which is well stocked. Easy maintenance rear garden with patio area, raised decking, storage garage & shed.

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

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 B and the current cost is £1,585.81 (at the time of writing) per annum payable to Bolton council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is 1.022 ft.² and is on a plot of approximately 0.7 of an acre.

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

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

