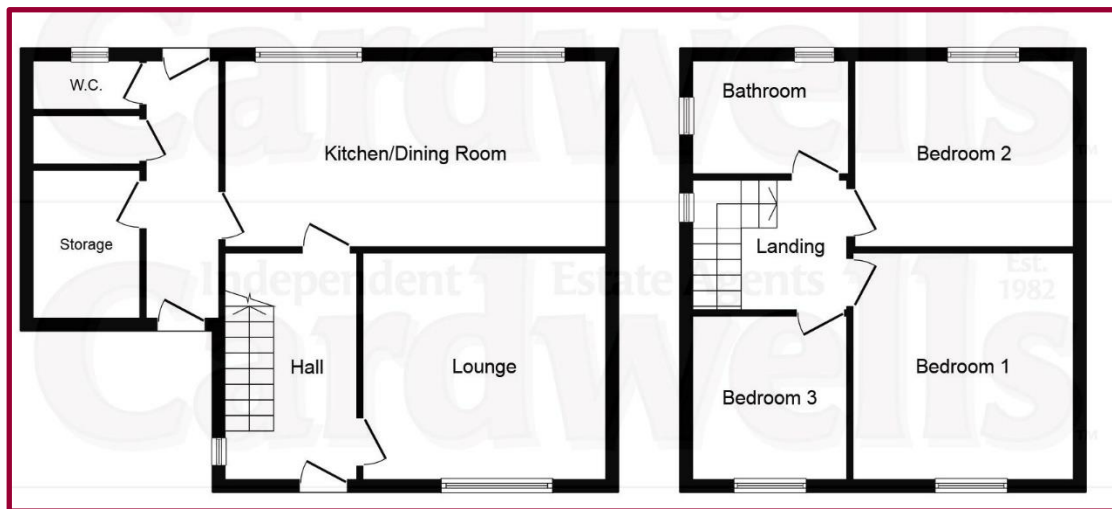




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

SYCAMORE ROAD, ECCLES, M30 8LH



- Semi detached family home
- Three bedrooms
- Lounge & Kitchen/Diner
- Bathroom and downstairs w.c
- Driveway parking
- Deposit of £1210
- Council Tax Band A
- Minimum term 12 months



Monthly Rental Of £1,050

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.



Cardwells Letting Agents Bury are pleased to bring to the market this three bedroom semi detached home. The property is located within the ever popular area of Eccles, neighbouring Manchester and with great access to the M60 motorway. Internally the accommodation comprises an entrance hallway, lounge, kitchen diner and a door leading to outbuildings which include a W/C. To the first floor there are three good sized bedrooms and a family bathroom. Viewings are available 7 days a week via Cardwells Letting Agents 0161 761 1215 or email us at lettings@cardwells.co.uk, or visit our website www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, double glazed window to the side, radiator, stairs to the first floor.

Lounge: 13' 3" x 12' 3" (4.05m x 3.73m) Ceiling light point, double glazed window to the front, radiator.

Kitchen/diner: 20' 7" x 10' 0" (6.27m x 3.06m) Ceiling light point, two double glazed windows over looking the garden, radiator, wall mounted boiler, fitted wall and base units with extractor fan, electric hob and oven, space for a washing machine and dryer.

Outbuilding: Incorporating a storage room and cupboard plus a downstairs Wc.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 12' 5" x 11' 11" (3.78m x 3.63m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 11' 10" x 9' 1" (3.60m x 2.78m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 8' 10" x 8' 4" (2.69m x 2.54m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 4" x 6' 1" (2.54m x 1.86m) Ceiling light point, double glazed window to the rear and side, radiator, Wc, pedestal sink, bath with electric shower over, tiles floor and walls

External: To the front of the property there's a low maintenance garden with flagged driveway parking and to the rear there is a beautiful garden with flagged patio, lawn and decking area.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents, Bolton, 01204 381281, lettings@cardwells.co.uk, www.cardwells.co.uk

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 lodge with the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Pets: Pets may be accepted at an additional cost of £50 per pet per month, subject to Landlord approval

Plot size: Cardwells Letting Agents Bury research shows the plot size is approximately 0.06 acre.

Council tax: Cardwells Letting Agents Bury research shows the property is in band A

Tenure: Cardwells Letting Agents Bury research shows the property is Freehold.

Flood risk information: Cardwells Letting Agents Bury research shows the property is in a very low flood risk area

Conservation area: Cardwells Letting Agents Bury research shows the property is not in a conservation area.

