

- Stunning fully refurbished 4 bed townhouse
- Three bathrooms/4 bedrooms/2 fitted
- Warmed by gas ch/upvc double glazed
- Driveway parking/large enclosed rear garden
- Fully refurbished throughout in 2024
- Council tax band E
- Minimum 12 month lease term
- Deposit £1,730



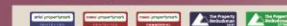
£1,500 PCM

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



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A simply stunning fully refurbished four bedroom townhouse on Pickley Court in Leigh available to let now for a minimum 12 month term by Cardwells Letting Agents Bolton. A personal inspection comes with our highest recommendation appreciate all on offer and briefly comprising: reception Reception hallway, personal door to the garage, ground floor shower room, utility room and bedroom, to the first floor is the lounge, a very well appointed professionally fitted dining kitchen and a family bathroom and on the second floor there are a further three bedrooms, two of which are fitted with an ensuite to the master . To the outside is driveway parking and there is a large enclosed lawn to the rear with a separate patio area. Warmed by gas central heating and UPVC double glazed throughout, viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Reception Hallway 15' 8" x 5' 7" (4.77m x 1.70m) Quality tiled flooring, wall mounted radiator, personal door to the garage.

Downstairs shower room 7' 11" x 2' 10" (2.41m x 0.86m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, quality tiled flooring, wall mounted radiator.

Ground Floor Bedroom 11' 0" x 10' 2" (3.35m x 3.10m) Quality tiled flooring, uPVC double doors giving access to the rear garden, wall mounted radiator.

Ground floor utility room 10' 11" x 5' 1" (3.32m x 1.55m) Cupboard housing the gas combination boiler, quality tiled flooring, high gloss base units, worktops, integrated washing machine, stainless steel sink with mixer tap over, wall radiator, composite entrance door giving access to the rear garden.

First floor landing 7' 1" x 3' 4" (2.16m x 1.02m) Brand new carpets, turning staircase giving access to the second floor.

Lounge 15' 9" x 15' 11" (4.80m x 4.85m) Feature fireplace and surround with inset living flame gas fire, brand new carpets, UPVC double doors giving access to a Juliette balcony, UPVC double glazed window, wall mounted radiator.

Dining kitchen 10' 4" x 15' 11" (3.15m x 4.85m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, high gloss base and wall units, worktops, integrated fridge freezer and dishwasher, Neff oven, four ring hob with extractor above, complementary tiled splash backs , inset ceiling spotlights, 2 x UPVC double glazed windows, wall mounted radiator.

Family Bathroom 6' 4" x 5' 4" (1.93m x 1.62m) Three piece suite comprising WC, pedestal wash basin, bath with shower attachment, inset ceiling spotlights, wall mounted radiator

Bedroom one 10' 6" x 16' 0" (3.20m x 4.87m) Professionally fitted wardrobes, brand new carpets, two wall mounted radiators, 2 x upvc double glazed windows.

Ensuite 6' 5" x 7' 3" (1.95m x 2.21m) Three piece comprising WC, pedestal wash basin, walk in shower cubicle, quality cushion flooring, wall mounted radiator.

Bedroom Two 14' 0" x 8' 7" (4.26m x 2.61m) Professionally fitted wardrobes, brand new carpets, upvc double glazed window, wall mounted radiator.

Bedroom Three 12' 2" x 7' 1" (3.71m x 2.16m) Brand new carpets, UPVC double glazed window, wall mounted radiator.

Outside To the outside is driveway parking and there is a large enclosed lawn to the rear with an additional patio area.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.04 of an acre.

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

Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 999 years from January 2005.

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 E and the current cost is approximately £2,239.88 payable to Wigan 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

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