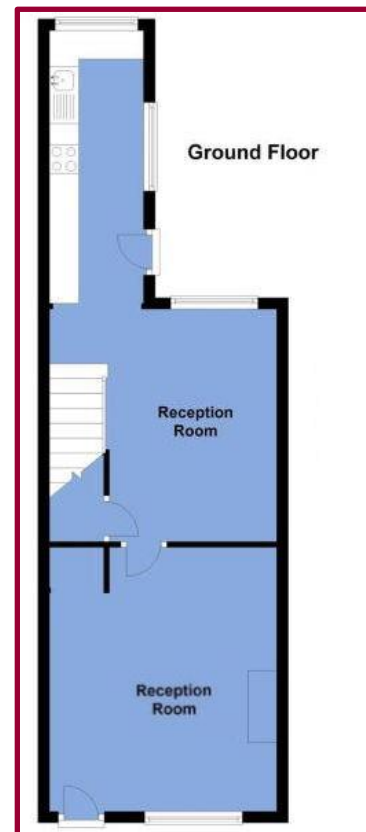
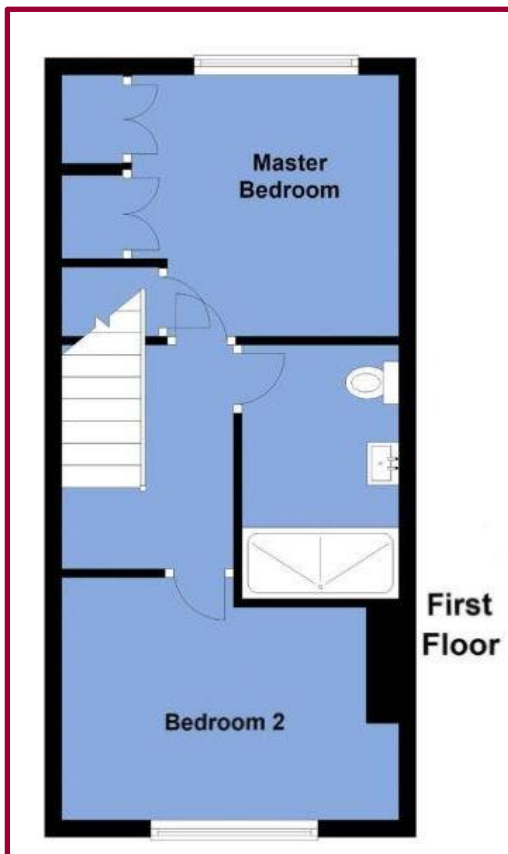




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Disclaimer This brochure and 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

MANCHESTER ROAD, BLACKROD, BL6 5BD



- Stunning extended two bed terrace
- Gas CH/UPVC double glazed
- Lounge/diner extended fitted kitchen
- 2 double bedrooms
- Off road parking to the rear
- Council Tax Band A
- Available August 2024
- Minimum term 12 months



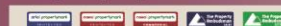
Monthly Rental Of £925

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A simply stunning extended two bed mid terrace available to move into in August 2024 for a minimum 12 month term via Cardwells Letting Agents Bolton. Situated on Manchester Road in Blackrod and as such offering fantastic transport links via the M60 network, in close proximity to highly regarded local nurses, schools and excellent amenities. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Composite entrance door, lounge, dining room, extended kitchen, landing, two double bedrooms and a very well appointed three piece bathroom suite. The outside is pavement fronted and there is off road parking to the rear. A personal inspection comes with our highest recommendations and this can easily be arranged by calling 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:

Lounge 15' 1" x 12' 11" (4.59m x 3.93m) Feature fireplace and surround, UPVC double glazed window, wall mounted radiator.

Dining Room 13' 2" x 12' 3" (4.01m x 3.73m) double glazed window, wall mount radiator, spindled staircase leading to the landing, under stairs storage cupboard.

Kitchen 14' 7" x 5' 4" (4.44m x 1.62m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, complimentary tiled splash backs, 2UPVC double glazed windows, wall mounted radiator, UPVC door giving access to the rear garden.

Landing 8' 8" x 6' 5" (2.64m x 1.95m)

Bedroom One 10' 3" x 10' 4" (3.12m x 3.15m) Professionally fitted wardrobes, UPVC double glazed window, wall mounted radiator, built in airing cupboard.

Bedroom Two 9' 1" x 12' 11" (2.77m x 3.93m) UPVC double glazed window, wall mounted radiator

Bathroom 9' 9" x 5' 8" (2.97m x 1.73m) Very well appointed three piece suite comprising WC, ash basin, bath with T bar mixer shower and fitted glass screen, inset ceiling spotlights, wall mounted heated towel rail.

Externally To the outside pavement fronted and to the rear is a large garden providing off road parking.

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 leasehold tenure of 999 years from May 1875.

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

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1438.00 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 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.

