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VERMONT STREET, HEATON, BOLTON, BL1 3AR



- Very well presented extended mid terrace
- 2 bedrooms
- 2 Reception rooms
- Warmed by gas ch/Upvc double glazed
- Pets Considered
- Council Tax Band A
- 12 month minimum term
- Available Now



Monthly Rental Of £850

BOLTON
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 E: bolton@cardwells.co.uk

BURY
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A very well presented 2 bed extended mid terrace available to let now on a minimum 12 month term via Cardwells Letting Agents Bolton. Situated in the ever popular residential area of Heaton and in close proximity to excellent local amenities including Morrisons, popular nurseries, schools, bars and restaurants with Bolton town centre and excellent transport links are all in close proximity. Warmed by gas central heating and Upvc double glazed throughout the property briefly comprises: Entrance vestibule, lounge, dining room, extended kitchen, landing, 2 good bedrooms and a 3 piece family bathroom suite. To the outside is a small front garden behind a low brick palisade and there is a good size enclosed yard to the rear. Viewings can easily be arranged by calling Cardwells Letting Agents Bolton, 7 days a week on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video before making your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 0" x 3' 0" (0.91m x 0.91m) Composite entrance door, frosted skylight, timber door giving access to;

Lounge 13' 6" x 12' 10" (4.11m x 3.91m) Feature fireplace and surround with inset living flame gas fire, UPVC double glazed window, wall mounted radiator.

Dining Room 10' 3" x 12' 10" (3.12m x 3.91m) Feature fireplace and surround with inset living flame gas fire, wall mounted radiator, double doors leading to.

Kitchen 11' 11" x 11' 3" (3.63m x 3.43m) Professionally fitted extended kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring hob with extractor above, space for white goods, complementary tiled splash backs, UPVC double glazed window, wall mounted radiator, composite door giving access to the rear yard.

Landing 2' 11" x 6' 7" (0.89m x 2.01m) Timber and glass door giving access to.

Bedroom One 13' 7" x 12' 10" (4.14m x 3.91m) UPVC double glazed window, wall mounted radiator.

Bedroom Two 10' 5" x 6' 4" (3.17m x 1.93m) UPVC double glazed window, wall mounted radiator.

Bathroom 7' 1" x 6' 2" (2.16m x 1.88m) Three piece suite comprising WC, wash basin on a vanity unit, bath with overhead electric shower, tiling to the majority, frosted UPVC double glazed window, wall mounted radiator.

Externally To the outside is readily available on street parking with a small front garden behind a low brick palisade and to the rear is a good size enclosed yard.

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

Bolton Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1472 (at the time of writing).

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.

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

