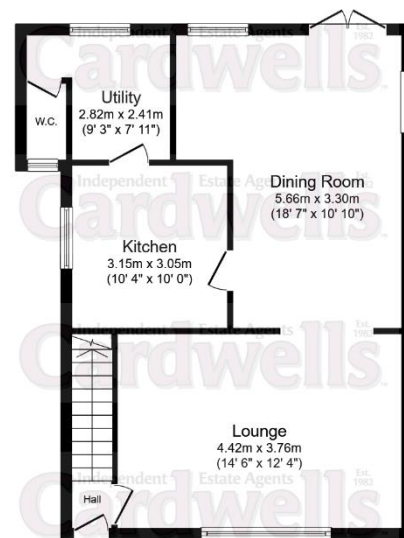


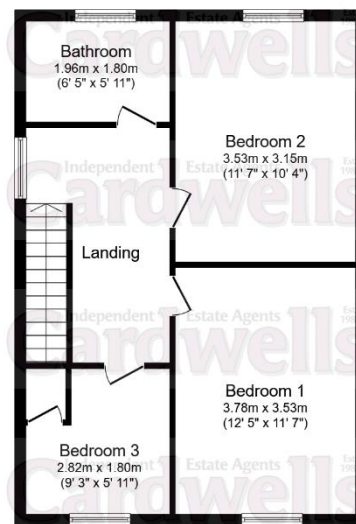


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM



Ground Floor



First Floor

Independent Estate Agents  
**Cardwells**  
Est. 1982

Independent Estate Agents  
**Cardwells**  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**LABURNUM ROAD, WORSLEY, MANCHESTER  
M28 7EL**



- Substantial extended 3 bed semi detached
- Hall/lounge/dining room/utility/cloaks wc
- 3 bedrooms/family bathroom suite
- Driveway parking/large rear garden
- Warm by gas ch/upvc double glazed
- 12 Month minimum lease term
- Deposit of £1,500
- Gas & Electric smart meters



**£1,300 PCM**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

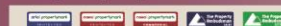
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto: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.





A much improved extended 3 bed semi detached property available to rent now for a minimum 12 month term via Cardwells Letting Agents Bolton. Situated on a pleasant street just off Walkden Road and as such being ideally located for excellent transport links, local nurseries and schools, popular bars and restaurants and Walkden centre are all within a short commute. Warmed by gas central heating and UPVC double glazed to the majority, this versatile accommodation briefly comprises: UPVC entrance door with canopy storm porch, hallway, lounge, extended dining room, professionally fitted kitchen, utility room, cloaks WC, landing, three good beds and family bathroom suite. To the outside is driveway parking and a mature front garden and to the rear is a larger than average garden split into patio and lawn areas. Viewings are welcome, seven days a week via Caldwell Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) Please watch the online walk through video prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

##### **UPVC entrance door into**

**Hall** 3' 11" x 4' 11" (1.19m x 1.50m) Enclosed staircase to the landing, wall mounted radiator, timber door giving access to.

**Lounge** 12' 4" x 14' 6" (3.76m x 4.42m) Feature fireplace and surround, UPVC double glazed window, wall mounted radiator.

**Dining Room** 18' 7" x 10' 10" (5.66m x 3.30m) Extended dining room, quality fitted flooring, double UPVC doors giving access to the rear garden, 2 UPVC double glazed windows, wall mounted electric heater.

**Kitchen** 10' 4" x 10' 0" (3.15m x 3.05m) Professionally kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, tiled splash backs, oven, four ring electric hob with extractor above, fitted wooden flooring, UPVC double glazed window, timber door giving access to.

**Utility Room** 6' 6" x 7' 1" (1.98m x 2.16m) Fitted flooring, plumbing for a washing machine, Upvc double glazed window.

**Cloaks WC** 3' 4" x 2' 7" (1.02m x 0.79m) Close coupled WC with integrated sink unit, partial wall tiling, timber glazed window.

**Landing** 7' 0" x 6' 2" (2.13m x 1.88m) Frosted UPVC double glaze window.

**Bedroom One** 12' 5" x 11' 7" (3.78m x 3.53m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 10' 4" x 7' 7" (3.15m x 2.36m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Three** 9' 3" x 5' 11" (2.82m x 1.80m) Fitted carpets, UPVC double glazed window, wall mounted radiator, built in storage cupboard.

**Bathroom** 6' 5" x 5' 10" (1.95m x 1.78m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, tiling to the majority, fitted cushion flooring, frosted UPVC double glazed window, wall mounted heated towel rail.

**Outside** To the outside there is driveway parking and a mature front lawn and to the rear is a large garden comprising a lawn and patio area bordered by mature shrubs and trees.

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

**Utilities** The gas and electric meters are both pay monthly smart meters

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost annually is £1549.63 payable to Salford 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 Option** 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](http://www.depositprotection.com)

**No Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 87 m<sup>2</sup>.

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

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

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video is available to watch.

**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

