



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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BRIDGEWATER ROAD, WORSLEY, M28 3AE



- Two bedroom terraced
- Two reception rooms
- Perfect location for schools
- Downstairs W/C
- Loft Room
- Council Tax Band B
- Available September 2024
- Garden fronted property



Monthly Rental Of £985

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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Cardwells Lettings Agents Bolton are pleased to bring to the rental market this beautifully presented garden fronted mid terraced property, located within an easy walk of Walkden centre, close to Walkden train station and well positioned for many local schools. You enter the property via a double glazed porch to the bay fronted lounge. From the lounge there is a door leading to the dining room where there is a W/C under the stairs. The dining room opens into a good sized, modern fitted kitchen which in turn has a door leading to the rear yard. To the first floor there are two bedrooms with stairs from the second bedroom leading to the loft room and a four piece family bathroom. For further information please contact Cardwells Lettings Agents Bolton 01204 381281 or visit cardwells.co.uk, you can also email us at lettings@cardwells.co.uk, viewings are available seven days a week

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Leads to Lounge

Lounge 12' 11" x 11' 3" (3.94m x 3.42m) Ceiling light point, wall lights, double glazed bay window to the front, radiator.

Dining Room 13' 0" x 12' 1" (3.95m x 3.68m) Ceiling, light point, wall, lights, radiator, double glazed French doors to the rear, archway to the kitchen.

W/C Ceiling light point, W/C

Kitchen 11' 7" x 6' 9" (3.53m x 2.06m) Ceiling light point, double glaze window to the rear, door to the side, fitted wall and base units with extractor fan, electric hob, electric oven, space for a washing machine, fridge, freezer, sink with mixer, tap, and drainer, tiled splashback to the walls.

Landing

Bedroom One 12' 11" x 11' 3" (3.93m x 3.43m) Ceiling, light point, fitted wardrobes, radiator, double glazed window to the front.

Bedroom Two 15' 0" x 6' 6" (4.57m x 1.97m) Ceiling like point, double glazed window to the rear, radiator, wall mounted boiler, stairs, leading to the loft room.

Bathroom 9' 2" x 6' 2" (2.80m x 1.88m) Downlights, double glazed window to the rear, WC, pedestal sink, panel bath, with mixer tap, walk in shower, cubicle, radiator, tiled splashback to the walls.

Loft Room 12' 7" x 11' 5" (3.84m x 3.48m) Wall lights, radiator, feature fireplace, skylight.

Externally Front garden with mature hedges and a low maintenance rear garden with a raised flower bed and a handy shed for storage.

Council Tax The property is under the borough of Salford council tax and is band B which has an approximate yearly cost of around £1,637 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

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

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.

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

