



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

**POPLAR AVENUE, BRADSHAW, BOLTON
 BL2 3EJ**



- Extended, 3 double fitted bedrooms
- Wonderful family home, cul de sac
- Close to beautiful countryside & schools
- Walking distance to railway station
- Lovely gardens, garage and driveway parking
- Deposit of £1,440
- Council tax band of C
- 12 Month minimum lease term



£1,250 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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Offered to the fully managed rental market by Cardwells Letting Agents Bolton for a minimum 12 month term is this extended semi detached family home which is situated on a tree lined cul-de-sac. Positioned in a consistently popular residential location Turton high school, Cannon Slade, Eagleley and Saint Johns schools are all within walking distance. So too is Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn for those who are commuting by rail. There is beautiful countryside just a short walk or cycle ride away with the Jumbles reservoir and Country Park nearby. The property has been enhanced during the ownership of our client and the accommodation briefly comprises: entrance porch, reception hallway, living room complete with wood burning stove, family/sitting room which opens up into the dining room, fitted kitchen, first floor landing, three fitted double bedrooms and a generous family bathroom suite complete with large shower cubicle and separate bathroom. Access from the rear of the property there is a garage with electric up and over door and additional driveway parking access from the front, there are lawn garden areas and superb patio space. The family home benefits from gas combination central heating via a Vaillant gas combination central heating boiler, uPVC double glazed windows (not the garage). The property will be let as furnished. There is a great deal to admire, and all on offer can only be appreciated via a personal viewing which will be accompanied by Cardwells Letting Agents Bolton staff and can be arranged by calling: 01204 381281, emailing: lettings@cardwells.co.uk or visiting; www.cardwells.co.uk. In the first instance there is a walk through viewing video to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 1151 ft.²/107 m².

Entrance porch: 7' 2" x 2' 11" (2.182m x 0.884m) uPVC windows to the front and the side, ceramic floor, internal uPVC window and uPVC door which opens up into the reception hallway.

Reception hallway: 10' 8" x 6' 1" (3.239m x 1.848m) Neutrally decorated, radiator, stairs off to the first floor with contemporary style fitted handrail.

Living room: 14' 1" x 11' 7" (4.303m x 3.528m) Large uPVC window to the front, beautiful fireplace with sandstone hearth and detailed timber surround with wood burning stove, feature wallpaper to one wall, radiator, quality carpeting.

Family room: 12' 8" x 11' 2" (3.864m x 3.394m) Neutrally decorated, stylish light fitting, exposed brick fireplace with gas fire, the family room opens up directly into the dining room.

Dining room: 11' 1" x 7' 7" (3.382m x 2.302m) uPVC double glazed windows to both the rear and the side allow the dining room and in turn the family room to be flooded with natural light, radiator, wood laminate flooring, fitted blinds to one window, neutral decorations.

Kitchen: 14' 11" x 9' 0" (4.558m x 2.744m) A stylish professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over space for the fridge freezer, space for the washing machine, space for the dryer, radiator, the work surfaces extend into a breakfast bar, ceramic wall tiling, uPVC window overlooking the rear garden with fitted blind, uPVC door off to the rear garden, ceiling spotlighting, radiator, door off to stairs storage space containing the Vaillant gas combination central heating boiler.

First floor landing: 8' 1" x 5' 7" (2.457m x 1.709m) uPVC window to the side, neutral decorated, useful built-in storage space, loft access point.

Bedroom 1: 12' 3" x 12' 2" (3.742m x 3.712m) uPVC window to the rear which enjoys the very pleasant aspect, quality professionally fitted bedroom furniture giving a super range of matching: bedside drawers, dressing table and drawers with display shelving, fitted wardrobes to one wall, radiator, feature wallpaper to one wall.

Bedroom 2: 12' 2" x 10' 11" (3.701m x 3.328m) Quality professionally fitted bedroom furniture finished in a walnut style with contrasting chrome type handles giving a super range of matching: drawers, wardrobes, and dressing area, large uPVC window to the front, radiator, neutral decorations

Bedroom 3: 9' 6" x 9' 1" (2.884m x 2.781m) Fitted wardrobe, uPVC double glazed window to the front, radiator, neutral decorations.

Bathroom: 9' 4" x 8' 0" (2.834m x 2.442m) A generously sized family bathroom suite with large shower enclosure, separate bath, pedestal wash hand basin and dual flush WC, 2 uPVC windows, ceramic wall tiling, radiator.

Garage: 24' 5" x 8' 7" (7.441m x 2.612m) There is a garage to the rear of the property which is accessed by vehicle from rear. There is an electric open and over vehicle access door, power and lighting, and a single glazed window to the side.

Parking: In addition to the garage, there is a sizable driveway which leads down the side of the property and in front of the porch allowing for further private off road parking.

Plot size: The approximate overall plot size is around 0.06 of an acre.

Rear garden: A step out from the kitchen to a flagged elevated patio area which enjoys super sunshine. A few steps lead down to the lawn rear garden which is bordered by colourful plants and small shrubs, the garden shed is included, outside lighting.

Front garden: The front garden is designed for easy maintenance and all year round use.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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

Tenure: Cardwells estate agents Bolton research shows the property is leasehold, 990 years from 29 September 1925

Council tax: Cardwells estate agents Bolton research shows the property is band C.

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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, 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 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 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

