



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

CHURCH STREET, AINSWORTH, BOLTON BL2 5RS



- Fantastic 3 Bed Semi
- Sought After Location
- Prof Fitted Kitchen
- Family Bathroom
- Driveway Parking
- Council Tax band C
- 12 Month minimum term
- Deposit of £1,380



£1,200 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

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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.



Cardwells Letting Agents Bury are pleased to offer to the rental market this lovely semi detached family home situated in sought after location, The property briefly comprises entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Externally there are gardens to front and rear, the rear being enclosed and is laid to lawn with raised decking area and the front is lawned with driveway parking. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bury 7 days a week on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 11' 1" x 5' 8" (3.38m x 1.73m) Carpet, frosted uPVC double glazed window, radiator.

Lounge: 26' 7" x 11' 1" (8.10m x 3.38m) Through lounge and dining room, carpet, uPVC double glazed window, double patio doors to rear, two radiators.

Kitchen/Dining Room: 12' 1" x 8' 4" (3.68m x 2.54m) Professionally fitted kitchen comprising stainless steel sink with mixer tap, base and wall cabinets, roll edge worktops, oven, hood and extractor, wall mounted gas combi boiler, cushion flooring, uPVC double glazed window.

Landing: 6' 10" x 3' 8" (2.08m x 1.12m) Frosted uPVC double glazed window.

Bedroom 1: 12' 7" x 11' 3" (3.83m x 3.43m) uPVC double glazed window, radiator.

Bedroom 2: 11' 7" x 10' 2" (3.53m x 3.10m) uPVC double glazed window, radiator.

Bedroom 3: 8' 5" x 6' 9" (2.56m x 2.06m) uPVC double glazed window, radiator.

Bathroom: 7' 0" x 5' 6" (2.13m x 1.68m) Three piece suite comprising w.c, wash basin, bath with mixer shower attachment and fitted screen, cushion flooring, frosted uPVC double glazed window, radiator.

Parking: Off road parking.

Gardens: Lawned Gardens to front and rear plus raised decking to rear and garden shed.

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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.

Council Tax Cardwells Letting Agents Bury research shows the property is in the Bury borough and the Council Tax is band C with annual charges of £2034.48

Tenure The premarketing research that Cardwells Letting Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 28th February 1937, meaning that there are 911 years remaining.

Conservation Area Cardwells Letting Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling or Letting? If you are thinking of selling or letting a property in Bury, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be

particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

