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OLD ROAD, ASTLEY BRIDGE, BOLTON, BL1 6PU



- Accommodation over three levels
- Lounge, dining room & kitchen
- Three bedrooms
- Gated driveway to rear
- View over the fishing lodge
- Available earliest April 2025
- Gas CH & double glazed
- Minimum term 12 months



Monthly Rental Of £950

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

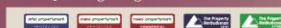
BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom generously proportioned mid terraced home which enjoys a wonderful aspect over the fishing lodge to the front, private off-road gated car parking to the rear and three bedrooms with accommodation over three levels. Positioned within walking distance of the Asda superstore, Thornleigh, popular schools, houses of worship, shops and within easy reach of beautiful countryside with superb transport links and the town centre. The location really is superb. The well presented home enjoys accommodation which briefly comprises: entrance vestibule, living room, dining room, fitted kitchen, first floor landing, master bedroom which enjoys the view over the fishing lodge, second bedroom, three-piece white bathroom suite, upper floor landing, double third bedroom. Externally there is private gated off-road parking to the rear and garden areas to the front and the rear. Properties in this position infrequently come to the rental market with the aspect over the fishing Lodge, and to have three bedrooms, two reception rooms and gated off-road car parking is even rarer. Early viewing is recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch UPVC entrance door with UPVC window above.

Lounge 12' 4" x 12' 10" (3.76m x 3.91m) UPVC window to the front which enjoys the aspect of the fishing lodge over the road, feature fireplace, quality carpeting, radiator, neutral decorations, fitted with a carbon monoxide alarm.

Dining Room 14' 6" x 12' 10" (4.42m x 3.91m) UPVC window to the rear, quality flooring, neutral decorations with a feature wallpaper to the chimney breast, radiator, smoke alarm

Kitchen 9' 2" x 7' 3" (2.79m x 2.21m) A fitted kitchen with a matching range of drawers, base and wall cabinets, oven/grill, gas hob with extractor over, freestanding fridge and freezer, freestanding washing machine, (the landlord will not take responsibility of these items during the tenancy), wall mounted gas combination central heating boiler, stainless steel sink and drainer with mixer tap over, UPVC window to the side with fitted blinds, radiator, UPVC rear entrance door, carbon monoxide alarm is fitted.

First floor landing Turning staircase off to the upper level, neutrally decorated in white, quality carpeting.

Bedroom One 10' 1" x 12' 10" (3.07m x 3.91m) Neutrally decorated in white, radiator, quality carpeting, UPVC window to the front which overlooks the fishing lodge.

Bedroom Two 12' 1" x 7' 10" (3.68m x 2.39m) UPVC window to the rear, radiator, neutrally decorated in white, quality carpet, built-in wardrobe/storage space.

Bathroom 7' 3" x 7' 4" (2.21m x 2.23m) Established white three-piece bathroom suite comprising: pedestal wash handbasin, dual flush WC and bath with fitted glass shower screen, shower rail and curtain and shower, ceramic wall tiling, radiator, towel rail, UPVC window.

Upper floor Landing Carpeted floor, neutrally decorated walls and ceiling, access to eaves storage space.

Bedroom Three 10' 6" x 10' 4" (3.20m x 3.15m) A double sized bedroom with double glazed Velux window and fitted blind, radiator, neutrally decorated in white, built-in wardrobe/storage space, quality carpeting.

Parking There is private gated off-road driveway parking to the rear.

Externally The rear garden was landscaped in around 2020 to provide easy to maintain garden space ideal for enjoying all year round. The front garden is set behind a low-level wall and is designed for easy maintenance.

Bolton Council Tax The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A which is at an approximate annual price of around £1,432.

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

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 subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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.

Notice Please note that a member of the Fivegate LTD staff has an ownership interest in this property.

