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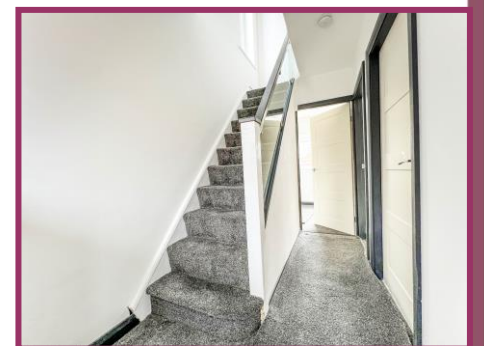
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**FORESTER HILL AVENUE, GREAT LEVER, BOLTON,  
BL3 2DR**



- Recently comprehensively refurbished
- 3 bedroom semi detached
- 2 reception rooms, kitchen/diner & utility
- Beautiful modern integrated kitchen
- Stunning white family bathroom suite
- 12 month lease term
- Gated driveway parking to front
- Available now



**Monthly Rental Of £1,100**

**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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A recently comprehensively refurbished three bedroom property available to let now for a minimum term of 12 months. The property is in superb condition, recent works completed including converting the garage to further living accommodation, wiring, new boiler, decorations, plastering, new kitchen, new bathroom etc. The family home is set in a consistently popular residential location within a short walk of one of the areas most popular primary schools, close to Bolton Hospital, and within easy reach of beautiful local countryside, shops, transport links, houses of worship, sporting facilities and recreational facilities. The accommodation is particularly well presented throughout and briefly comprises: reception hallway, living room, which opens into the sitting room, morning room, beautiful modern white kitchen/diner, utility room, first floor landing, three bedrooms and a beautiful white three-piece bathroom suite. There is gated off-road driveway parking to the front and a generous size enclosed rear garden. Viewing is essential to appreciate all that is on offer and viewings can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

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

**Reception hallway:** 12' 0" x 5' 4" (3.650m x 1.623m) uPVC window to the front, quality entrance door, stylish glazed staircase off to the first floor, neutral decorations, quality carpet, lovely internal doors service the reception rooms.

**Lounge:** 12' 0" x 11' 4" (3.659m x 3.467m) Measured at maximum points. uPVC window to virtually the full width of the room, radiator, lovely carpet, neutral decorations, spot lighting, the lounge opens directly into the sitting room, both rooms have doors from the hallway.

**Sitting room:** 12' 0" x 11' 5" (3.659m x 3.478m) Sliding tall uPVC double glazed patio doors off to the rear garden, quality carpeting, neutral decorations, radiator, spotlighting. The total length of the combined rooms from patio door to window frame is 7.278 metres, so as a combined open space this really is a fantastic size.

**Morning room:** 8' 2" x 6' 2" (2.477m x 1.868m) Virtually full width uPVC window overlooking the rear garden, neutral decorations, radiator, quality carpeting, inset spotlighting.

**Kitchen diner:** 18' 8" x 8' 7" (5.695m x 2.608m) Recently fitted, quality gloss white fitted kitchen complete with integrated: dishwasher, fridge/freezer, oven/grill, gas hob with extractor over and an excellent range of matching: drawers, base and wall cabinets. The room is particularly light with virtually full width uPVC windows to the front, the kitchen area opens up into the dining area with the beautiful ceramic tiled floor flowing through the entire space, radiator, spotlighting.

**Utility room:** 4' 9" x 8' 7" (1.460m x 2.608m) Stainless steel single bowl sink and drainer with built under storage cupboard space for the washing machine and dryer, wall mounted Ariston gas combination central heating boiler, radiator, uPVC door off to the rear garden.

**First floor landing:** 6' 8" x 6' 4" (2.029m x 1.926m) Glazed balustrading, uPVC window, neutrally decorated, quality carpets.

**Bedroom 1:** 12' 2" x 11' 2" (3.716m x 3.406m) Virtually full width uPVC window to the front, quality carpet, neutral redecorated, ceiling spotlighting, radiator.

**Bedroom 2:** 10' 1" x 11' 1" (3.073m x 3.388m) uPVC window to the rear overlooking the garden, radiator, quality carpet, newly decorated, spotlighting.

**Bedroom 3:** 6' 9" x 6' 4" (2.065m x 1.918m) uPVC window to the front, radiator, quality carpet, spotlighting.

**Parking:** There is a gated private off-road driveway parking to the front.

**Garden:** The front garden is sat behind a low-level brick wall. The rear garden is of a generous size being around 42 foot in length with patio space to the rear of the property to land areas to either side of a central footpath, external lighting, external tap et cetera.

**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](http://www.depositprotection.com)

**Nil 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.

**Council tax band:** The band is C

