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**THELWALL AVENUE, BOLTON  
BL2 5AP**



- semi detached family home
- 3 good bedrooms, two fitted
- Open plan lounge and dining rm
- Fitted kitchen. UPVCDG, Gas combi CH
- Garden areas to front, side and rear
- Storage outbuilding with power & lighting
- Council Tax Band A
- Deposit of £1,095



**£950.00 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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A three bedroom semi detached family home offered to the market to rent on an assured short hold tenancy basis. Situated in a consistently popular location excellent every day amenities are close by, these include: popular schools, medical facilities, shops, transport links, sports facilities and beautiful local countryside. The property is well presented throughout and the accommodation briefly comprises: reception hallway, lounge with feature fireplace, dining room which opens into the lounge, fitted kitchen, first floor landing with feature window, two fitted bedrooms, a generous third bedroom, A three-piece shower room and separate WC room. Externally there is a storage building with no vehicle access complete with power, lighting and a UPVC window. There are excellent garden areas to the front, side and the rear. The property benefits from UPVC double glazing, a Worcester gas combination central heating boiler, quality carpets, neutral decorations and in our opinion there is a great deal to admire. In the first instance there is a walk-through viewing video available to watch 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](http://www.Cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hallway** 13' 4" x 6' 0" (4.068m x 1.826m) Quality double glazed entrance door, radiator, neutrally decorated, spindled staircase off to the first floor.

**Living Room** 12' 8" x 13' 2" (3.861m x 4.025m) Large UPVC window to the front with fitted blinds, neutral decorations, quality carpet, radiator, marble fireplace with gas fire, the lounge area opens into the dining room.

**Dining Room** 10' 6" x 9' 0" (3.210m x 2.734m) UPVC window overlooking the rear garden, radiator, quality carpeting, neutral decorations.

**Kitchen** 12' 9" x 9' 6" (3.882m x 2.894m) Professionally fitted kitchen with matching: drawers, base, wall and display cabinets, stainless steel single bowl sink and drainer with mixer tap over, radiator, ceramic wall and floor tiling, wall mounted Worcester gas combination central heating boiler, UPVC window overlooking the rear garden, quality side entrance door.

**First Floor Landing** 9' 9" x 7' 6" (2.975m x 2.274m) Feature large UPVC window to the side, built-in storage space, drop down ladder access to the loft storage area.

**Bedroom One** 12' 10" x 10' 4" (3.910m x 3.160m) With an excellent range of professionally fitted furniture giving: wardrobes, drawers, storage cabinets and a dressing area, UPVC window to the front with fitted blinds, radiator.

**Bedroom Two** 11' 2" x 10' 4" (3.406m x 3.142m) UPVC window overlooking the rear garden, radiator, neutral decorations, professionally fitted furniture giving two double wardrobes, storage cabinet, drawers and display shelving, fitted blinds.

**Bedroom Three** 8' 3" x 8' 4" (2.514m x 2.540m) UPVC window to the front with fitted blinds, radiator.

**Shower Room** 7' 5" x 5' 3" (2.262m x 1.600m) A three-piece shower room suite comprising corner glass shower enclosure, stylish wash hand basin with built-in vanity storage space and bidet. UPVC window to the side, ceramic wall tiling, extractor fan, radiator.

**Separate W/C** 4' 1" x 2' 4" (1.240m x 0.72m) UPVC window to side, ceramic wall and floor tiling, dual flush WC.

**Externally** The front garden has been designed for easy maintenance being finished in golden gravel with a rockery area set behind a well money cured hedge there is a grassed area to the corner of the front garden set behind a hedge and mature trees. The side garden is paved and designed for easy maintenance and offers excellent space to sit out, dry clothes etc. The rear garden is fully enclosed and predominantly laid to lawn being enclosed with fencing to the sides, well-stocked flowerbeds with colourful shrubs and small trees, a small ornamental type pond and a decked patio area.

**Storage Building** 13' 10" x 9' 1" (4.204m x 2.776m) Accessed from the side garden is the storage building which is complete with a UPVC window to the side power points and lighting. There is no vehicle access.

**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](http://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. 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** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,506.33 per annum payable to Bolton council.

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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