



Tenure: Cardwells Letting Agents Bolton pre marketing research indicates that the property is leasehold enjoying a term of 999 years from 1st January 1992.

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,008.42 (at the time of writing).

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

Plot size: The overall plot size is around 0.05 of an acre.

Conservation area: Cardwells Letting Agents Bolton, pre-marketing research indicates that the property is set not set within 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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

Thinking of letting your property: If you are thinking of letting a property, perhaps Cardwells Letting Agents Bolton 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 (01204) 381281, email: lettings@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

ELLERBECK CLOSE, BRADSHAW, BOLTON, BL2 3FW



- Two double bedroom semi detached
- Cul-de-sac location, popular development
- Short walk to Jumbles reservoir
- Gated off road car parking
- Landscaped garden to the rear
- Deposit of £1,150
- Minimum term 12 Months
- Council Tax Band C



Monthly Rental Of £1,000

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

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.



A two bedroom semi detached stylish home available to rent on an assured short hold tenancy agreement for a minimum term of 12 months. Situated in a quiet cul-de-sac on this ever popular development located just off Turton Road in Bradshaw. Canon Slade, Turton High School, Eagley, and perhaps St John's primary school are all within walking distance, as is Bromley Cross railway station which directly serves: Bolton, Salford, Manchester and Blackburn. Therefore the position is ideal to commute via rail. There is beautiful local countryside just a short walk away with The Jumbles reservoir and "The Rigbys" ideal to explore. The accommodation on offer briefly comprises: entrance porch, living room, kitchen/diner, complete with appliances, first floor landing, two double bedrooms, and a white three-piece bathroom suite. Externally, there is a landscaped rear garden with lawn and patio space and gated driveway, providing off-road car parking. The property benefits from uPVC double glazing, gas, central heating, security alarm system and neutral decorations throughout. Viewing comes with our highest recommendations, in the first instance there is a walk through viewing video to watch. Then personal viewing appointments can be arranged by calling Cardwells Commercial Letting Agents Bolton on 01204 381281, emailing; lettings@cardwells.co.uk or visiting; www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 4' 3" x 3' 3" (1.304m x 0.985m) Double glazed window to the front door, wall mounted electric consumer unit/fuse box.

Living room: 16' 0" x 12' 7" (4.868m x 3.836m) uPVC window to front with fitted blinds, two radiators, under stairs storage space, spindles staircase off to the first floor.

Kitchen diner: 12' 8" x 8' 10" (3.849m x 2.685m) Professionally fitted kitchen with an excellent range of matching drawers, base & wall cabinets, freestanding Bosch dishwasher, Bosch washing machine, Hotpoint dryer, Bosch fridge freezer, oven/grill, electric hob with extractor over, stainless steel sink, and drainer, wall mounted Baxi gas central heating boiler, lovely marble style floor tiling, double uPVC doors, which open out onto the rear garden, uPVC window overlooking the rear garden both of which have fitted blinds, ceiling spot lighting.

Landing: 6' 3" x 6' 3" (1.901m x 1.897m)

Bedroom 1: 12' 7" x 9' 1" (3.847m x 2.766m) 2 uPVC windows to the front, radiator, display shelving, built-in storage space over the stairs, loft access point.

Bedroom 2: 12' 8" x 9' 3" (3.855m x 2.815m) Complete with matching bedroom furniture, giving two large double wardrobes, storage unit with two drawers below and matching bedside drawers, uPVC window overlooking the rear garden with fitted curtain rail and curtains provided, radiator.

Bathroom: White three-piece, bathroom suite comprising: wash hand basin, dual flush WC and bath with shower over and fitted glass shower screen. Ceramic wall tiling, radiator, uPVC window with fitted blinds and extractor fan.

Car parking: There is private off-road driveway car parking set behind vehicle access gates.

Rear garden: The rear garden has been landscaped and offers patio space with a sizable lawn area, garden shed and well stocked flowerbed area with mature shrubs.

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. 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 £25 per pet per month.

Viewings: Viewing is highly recommended to appreciate all that is on offer, 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. A walk through viewing video is available to watch in the first instance.

