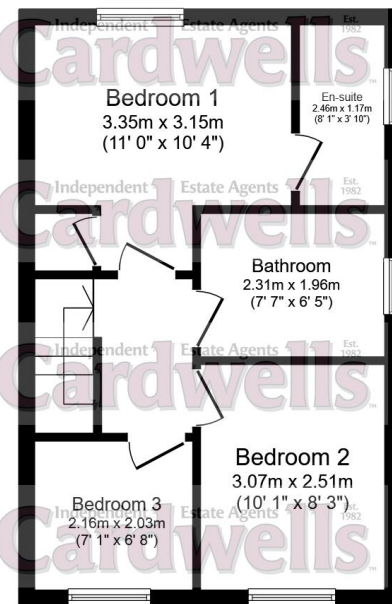


Ground Floor



First Floor

Independent Estate Agents
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**KEEGAN DRIVE, WORSLEY
M28 1GF**



- Beautiful 3 bed executive semi detached
- Quiet cul de sac location/open front aspect
- Hall/cloaks Wc/lounge/dining kitchen
- 3 bedrooms/2 fitted/ensuite to master
- Double driveway/enclosed rear garden
- Council tax band C
- Minimum lease term of 12 months
- Deposit of £2,535



£2,200 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

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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.

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Offered to the rental market for a minimum 12 month term by Cardwells Letting Agents Bolton is this beautiful three bed executive semi detached home on Keegan Drive. Tucked away on a quiet cul de sac of similar homes with an open parkland aspect to the front. The property is offered to the market on a part furnished basis by negotiation with the landlord and briefly comprises: Composite entrance door, cloaks wc, lounge, dining kitchen with integrated appliances, landing, three good bedrooms, two of which are fitted with an ensuite to the master and a family bathroom suite. Warmed by gas central heating and upvc double glazed throughout, viewings can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Hallway 5' 0" x 4' 3" (1.52m x 1.29m) Wall mounted radiator.

Cloaks WC 6' 3" x 3' 3" (1.90m x 0.99m) Two piece suite comprising WC, wall mounted wash basin.

Lounge 16' 11" x 12' 0" (5.15m x 3.65m) UPVC double glazed window, wall mounted radiator, under stairs storage, turning staircase to the landing.

Dining Kitchen 11' 3" x 15' 8" (3.43m x 4.77m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, high quality contrasting work tops, oven, four ring hob with extractor above, integrated dishwasher, fridge freezer and washer dryer, wall mounted radiator, double upvc doors giving access to the garden.

Landing 6' 10" x 7' 1" (2.08m x 2.16m) Loft access point.

Bedroom One 11' 0" x 10' 4" (3.35m x 3.15m) Built in airing cupboard, fitted wardrobes, UPVC double glazed window, wall mounted radiator.

En Suite 8' 1" x 3' 10" (2.46m x 1.17m) Three piece suite comprising WC, wall mounted wash basin, walk in shower cubicle with T bar mixer shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Bedroom Two 10' 1" x 8' 3" (3.07m x 2.51m) Fitted wardrobes, upvc double glazed window, wall mounted radiator.

Bedroom Three 6' 8" x 7' 1" (2.03m x 2.16m) UPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 5" x 7' 7" (1.95m x 2.31m) Three piece suite comprising WC, wall mounted wash basin, bath with T bar mixer shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside To the outside is double driveway parking to the front and a very well maintained low maintenance garden to the rear.

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.

Conservation Area Cardwells Letting agents research shows the property is not in a conservation area.

Tenure Cardwells Letting agents research shows the property is Freehold.

Flood Risk Information Cardwells estate agents Bolton research shows the property is in a 'no risk' area.

Council Tax The property is liable for Salford Council Tax. The property is C rated which is at an approximate annual cost of £2,179.56 (at the time of writing).

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

Viewings Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

