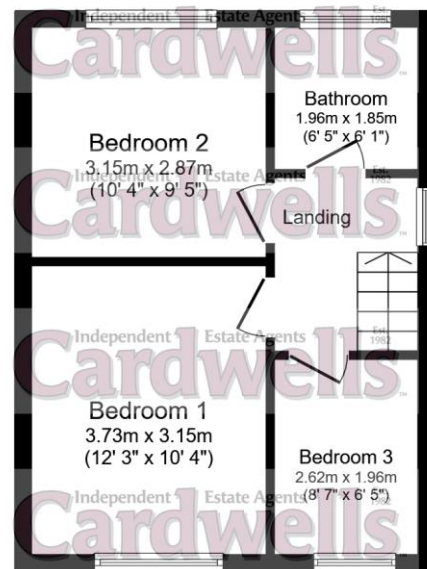
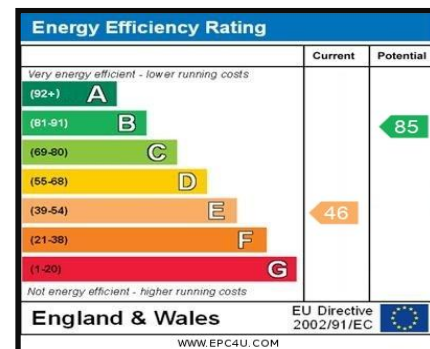


Ground Floor



First Floor



Independent Estate Agents
Cardwells
Est. 1982

www.cardwells.co.uk

**SEDDON LANE, RADCLIFFE
M26 1HZ**



- Very well presented 3 bed semi detached
- Hall/lounge/dining kitchen/cloaks Wc
- Landing/3 good bedrooms/family bathroom
- Warmed by gas C.H/uPVC double glazed
- Close to the village/excellent amenities
- 12 Month minimum lease term
- Deposit of £1,150
- Council Tax band A



£1,000 PCM

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

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T: 0161 761 1215

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Independent Estate Agents
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Est. 1982

A very well presented recently refurbished three bed semi detached property available to let now for a minimum 12 months by Cardwells Letting Agents Bolton. Situated on Seddon Lane in Stoneclough with highly regarded local nurseries, schools, outdoor pursuits and excellent transport links via a Kearsley railway station all within close proximity. Warmed by gas central heating and upvc double glaze throughout the property briefly comprises: Canopy storm porch, upvc entrance door, hallway, lounge, professionally fitted dining kitchen with pantry storage and cloaks WC, landing, three good bedrooms and a family bathroom suite. To the outside there is a laid to lawn front garden and the rear is a lawn with raised timber decking. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online video prior to booking your personal inspection

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Canopy storm porch, uPVC entrance door giving access to.

Hall: 2' 11" x 3' 8" (0.89m x 1.12m) Wall mounted radiator, enclosed staircase to the landing.

Lounge: 12' 4" x 13' 8" (3.76m x 4.16m) uPVC double glazed window, wall mounted radiator.

Dining kitchen: 9' 10" x 13' 7" (2.99m x 4.14m) Professionally fitted kitchen comprising sink unit with mixer tap over, high gloss base and wall units, oven, four ring hob with extractor above, complimentary tiled splash backs, space for white goods, uPVC double glazed window, uPVC door giving access to the garden.

Cloaks w.c: 4' 11" x 2' 10" (1.50m x 0.86m) Two piece suite comprising WC, wall mounted wash basin, frosted uPVC double glazed window.

Pantry storage: 7' 3" x 2' 10" (2.21m x 0.86m) wall mounted gas combination boiler, frosted uPVC double glazed window, fitted shelving.

Landing: uPVC double glazed window.

Bedroom 1: 12' 3" x 9' 9" (3.73m x 2.97m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 9' 5" x 10' 4" (2.87m x 3.15m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 7" x 7' 0" (2.61m x 2.13m) uPVC double glazed window, wall mounted radiator.

Bathroom: 6' 1" x 6' 4" (1.85m x 1.93m) Three piece suite comprising WC, pedestal wash basin, bath with overhead electric shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Tenure: Cardwell Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Council tax: Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.33 per annum payable to Bolton council.

Approximate floor size: Letting Agents Bolton pre market research indicates that the floor size is approximately 68m².

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

Conservation area: Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Viewings: Please contact Cardwells estate agents to view 01204 381281, lettings@cardwells.co.uk, www.cardwells.co.uk

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

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

