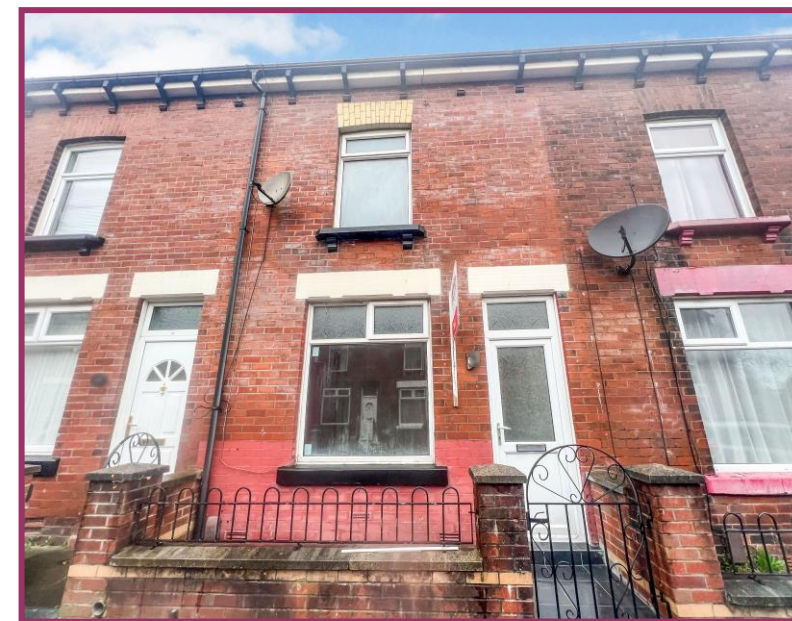


**DISCLAIMER:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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

## VICTORIA GROVE, HEATON, BOLTON, BL1 4JN



- Extended Terrace
- Gas CH/uPVC Double Glazed To Majority
- Two Bedrooms
- Utility/storage area
- On Street Parking
- Council Tax Band A
- Deposit of £950
- Minimum term 12 months



## Monthly Rental Of £825

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

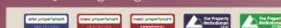
### BURY

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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Two bedroom extended mid terrace available to let now on Victoria Grove. Tucked away off Chorley Old Road and in close proximity to the areas fantastic local nurseries, schools, amenities and country walks. Warmed by gas central heating and uPVC double glazed to the majority. Briefly comprising; Composite entrance door, vestibule, lounge, dining kitchen, extended utility/storage room only, landing, two bedrooms, and a three piece family bathroom suite. To the outside there is readily available on street parking and a good sized yard to the rear. Viewings are welcomed, seven days a week via Cardwells Letting Agents Bolton on 01204 381281, via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk). Please watch the online walk through video booking your appointment.

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

**ENTRANCE VESTIBULE:** 3' 2" x 2' 11" (0.96m x 0.89m) Laminate flooring, frosted skylight, meter cupboard.

**LOUNGE:** 15' 2" x 13' 3" (4.62m x 4.04m) Feature fireplace and surround with inset electric fire fitted, laminate flooring, uPVC double glazed window, double glazed window, wall mounted radiator.

**DINING KITCHEN:** 9' 8" x 13' 3" (2.94m x 4.04m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over base and wall units, worktops, tiled flooring, oven, gas hob with extractor above, uPVC double glazed window, wall mounted radiator.

**TIMBER BUILT UTILITY ROOM:** 7' 8" x 6' 0" (2.34m x 1.83m) Laminate flooring, single glazed timber windows, timber door to the backyard. Used as a storage area only.

**LANDING:** 2' 7" x 8' 5" (0.79m x 2.56m)

**BEDROOM 1:** 13' 0" x 12' 8" (3.96m x 3.86m) uPVC double glazed window to front, coving to ceiling, radiator.

**BEDROOM 2:** 8' 11" x 5' 10" (2.72m x 1.78m) Built in storage cupboard, uPVC double glazed window, wall mounted radiator.

**BATHROOM:** 11' 6" x 4' 5" (3.50m x 1.35m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower, cushion flooring, Aqua boarding to the walls, wall mounted heated towel rail, frosted uPVC double glazed window, built in storage cupboard housing the gas combination boiler.

**OUTSIDE:** Offers readily available on road parking to the front and an enclosed yard to the rear.

**COUNCIL TAX** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,511 (at the time of writing).

**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.

**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.

**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.

**DEPOSIT** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, should you chose this option, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**VIEWINGS:** All viewings are by advance appointment with Cardwells Letting Agents Bolton 01204 381281, [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

