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BENTLEY STREET, THE HAULGH, BOLTON, BL2 1NF



- Fully refurbished mid terrace
- Lounge/dining kitchen/prof fitted kitchen
- 2 good bedrooms
- Warmed by gas ch/upvc double glazed
- Low maintenance garden/yard to rear
- Available now
- Council tax band A
- Pets considered



Monthly Rental Of £850

BOLTON
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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

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11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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A recently refurbished two bed mid terrace property available to let now for a minimum 12 month term via Cardwells Letting Agents Bolton. Situated on Bentley Street in the popular area of the Haulgh and as such in close proximity to Bolton town centre and all it's highly regarded amenities with excellent transport links via the railway station and the A666 motorway network. Recent refurbishments include new floorings and decorations throughout and the property briefly comprises: Composite entrance door, lounge, dining kitchen, landing, two double bedrooms and a well appointed three piece family bathroom suite. To the outside is readily available parking with a small front garden and an enclosed rear to the yard with additional outhouse storage. Viewings are readily available 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 appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 3" x 15' 0" (4.34m x 4.57m) Upvc double glazed window, wall mounted radiator, spindled staircase to the landing.

Kitchen 11' 11" x 15' 0" (3.63m x 4.57m) Well appointed professional fitted kitchen comprising sink unit with mixer tap over, base and wall units, cupboard housing the gas combination boiler, UPVC double glazed window, composite door giving access to the rear.

Landing 4' 9" x 6' 0" (1.45m x 1.83m)

Bedroom One 12' 1" x 15' 0" (3.68m x 4.57m) UPVC double glazed window, wall mounted radiator, built in airing cupboard.

Bedroom Two 13' 5" x 8' 7" (4.09m x 2.61m) UPVC double glazed window, wall mounted radiator.

Bathroom 8' 5" x 6' 0" (2.56m x 1.83m) Three piece suite comprising WC, wash basin on a vanity unit, bath with electric shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Externally Small front garden and an enclosed rear to the yard with additional outhouse storage.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 71m².

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,511.00 per annum payable to Bolton council (at the time of writing)

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

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

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

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.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

