





A very well presented three bedroom mews property with accommodation over three levels tucked away in a quiet cul de sac on Paddocks Close in Blackrod. Available to let know for a minimum 12 month term and fully managed by Cardwells Letting Agents Bolton. Situated just off Chorley Road and as such being in close proximity to excellent transport links via the motorway network, local schools, popular bars and restaurants with amenities all close by. Warmed by gas central heating and UPVC double glazed throughout a personal inspection come with our highest recommendations and the property briefly comprises: Composite entrance door, hallway with an enclosed staircase to the first floor landing, bay fronted lounge, very well appointed dining kitchen, cloaks WC, two double bedrooms and a family bathroom on the first floor and on the upper floor is the master bedroom. To outside is driveway parking to the side with a small front lawn and there is an enclosed rear garden which is laid to AstroTurf and a patio. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video Prior to booking your appointment.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into.

**Hallway** 4' 1" x 4' 9" (1.24m x 1.45m) Enclosed staircase to the first floor landing, timber entrance door giving access into.

**Lounge** 15' 5" x 13' 5" (4.70m x 4.09m) uPVC double glazed bay window, wall mounted radiator, under stairs storage cupboard.

**Dining Kitchen** 9' 10" x 16' 7" (2.99m x 5.05m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, high gloss base and wall units, worktops, integrated fridge freezer and dishwasher, oven, four ring gas hob with extractor above, inset ceiling spotlights, UPVC double doors giving access to the rear garden, wall mounted gas combination boiler, UPVC double glazed window.

**Cloaks WC** 6' 11" x 2' 11" (2.11m x 0.89m) two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

**Landing** 17' 2" x 6' 4" (5.23m x 1.93m) fitted carpets, upvc double glazed window, wall mounted radiator.

**Bedroom Two** 12' 0" x 10' 1" (3.65m x 3.07m) upvc double glazed window, wall mounted radiator.

**Bedroom Three** 11' 7" x 10' 1" (3.53m x 3.07m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 6' 7" x 6' 10" (2.01m x 2.08m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, wall tiling to the majority, frosted UPVC double glazed window, wall mounted heated towel rail.

Upper landing giving access to.

**Bedroom One** 23' 5" x 16' 7" (7.13m x 5.05m) Fitted carpets, UPVC double glazed window, wall mounted radiator, two Velux windows.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 112 m<sup>2</sup>.

**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.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,044.81 payable to Bolton council.

**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](http://www.depositprotection.com)

**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](mailto:bolton@cardwells.co.uk) or visiting; [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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