

**HARRIER CLOSE, LOSTOCK, BOLTON  
BL6 4GL**



- 3 Bed Detached
- Hall/Lounge/ Cloaks Wc
- Dining Kitchen
- En-suite To Master
- No deposit option available
- Minimum 12 Month Let
- Council tax band C
- Close to local amenities



**£975.00 PCM**

**BOLTON**

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

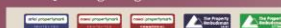
**BURY**

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
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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.





Cardwells Letting Agents Bolton are pleased to offer to the rental market this three bedroom detached property with the option of no deposit being used. Situated close to Middlebrook retail park and excellent transport links. Briefly comprising: Hall, lounge, cloaks W/C, dining kitchen, turning staircase to landing, three good beds, the master having an en-suite and a white family bathroom. Outside offers driveway parking, garage and lawn, to the rear there is a patio area and lawn bordered by mature shrubs and trees. Viewings are welcomed, seven days a week via Cardwells Letting agents Bolton on (01204) 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

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

**Hallway** 5' 7" x 3' 7" (1.70m x 1.09m) Entrance door, carpet, cloak-rail, radiator.

**Lounge** 16' 2" x 10' 3" (4.92m x 3.12m) Carpet, UPVC double glazed window, radiator.

**Cloaks W/C** 5' 1" x 3' 0" (1.55m x 0.91m) W/C, wash basin, carpet, radiator.

**Dining Kitchen** 18' 9" x 7' 7" (5.71m x 2.31m) Professionally fitted kitchen comprising, 1 1/2 bowl stainless steel sink with mixer tap over, high gloss base & wall units, roll edge worktops, oven, hob & extractor fan, american style fridge freezer, cushion flooring to kitchen, carpet to dining area, double UPVC patio doors to the rear, UPVC double glazed window, radiator. Turning staircase to landing.

**Bedroom One** 13' 10" x 9' 8" (4.21m x 2.94m) Carpet, freestanding double wardrobe, carpet, 2 UPVC double glazed windows, radiator.

**En-Suite** 7' 1" x 4' 1" (2.16m x 1.24m) W/C, was basin, walk in shower cubicle, carpet, frosted UPVC double glazed window, radiator.

**Bedroom Two** 11' 3" x 8' 8" (3.43m x 2.64m) Freestanding furniture, carpet, UPVC double glazed window, radiator.

**Bedroom Three** 9' 9" x 7' 11" (2.97m x 2.41m) Fitted bridging cabinets, free standing wardrobe, carpet, UPVC double glaze window, radiator.

**Family Bathroom** 8' 8" x 5' 7" (2.64m x 1.70m) W/C, wash basin, bath, carpet, UPVC double glazed window, radiator.

**Outside** Driveway & garage to the front, lawn boarded by shrubs, good sized garden.

**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 subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Deposit Option** A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Council Tax Band** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,041.91 (at the time of writing).

**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.

**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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant.

Cardwells Letting Agents Bolton 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 Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

