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**EASTGROVE AVENUE, SHARPLES, BOLTON, BL1 7EZ**



- 2 or 3 Bedroom semi detached
- Wrought Iron Gated driveway
- Recently decorated and improved
- Generous corner plot, decked terrace
- 2 reception rms or 1 & GF bedroom
- Ground Floor WC
- No deposit option available
- 6 Month initial lease term



**Monthly Rental Of £1,000**

**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



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A semi detached dormer bungalow positioned in a superb location enjoying versatile accommodation which could perhaps be used as two or three bedrooms over two levels. Locally, popular schools are just a short walk away while excellent transport links, nurseries, sporting clubs/facilities and beautiful local countryside are all within easy reach. Both Bromley Cross and Hall lth Wood train stations are ideal if you commute via railway and the A666 is perfect for those commuting via road. The accommodation briefly comprises: reception hallway, guest WC, bay window large lounge, dining room (could perhaps be used as a third bedroom), fitted kitchen, first floor landing, bay window master bedroom, second bedroom, white bathroom suite and separate WC room. Externally there are wrought iron vehicle access gates which lead to the brick paved driveway providing off-road car parking. Whilst there are garden areas to the front, side and rear which have been designed for easy maintenance and all year round enjoyment. The property benefits from uPVC double glazing, gas combination central heating, has recently been redecorated, quality carpets have been laid etc. There really is a great deal to admire in this property and viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**HALL** 17' 6" x 7' 10" (5.33m x 2.39m) Wood laminate flooring, uPVC double glazed window, radiator.

**CLOAKS WC** 4' 2" x 2' 7" (1.27m x 0.79m) White W/C, uPVC double glazed window, wood laminate flooring.

**LOUNGE** 15' 3" x 12' 11" (4.65m x 3.94m) Large bay window with uPVC double glazed window, wood laminate flooring, radiator.

**DINING ROOM** 12' 7" x 12' 10" (3.84m x 3.91m) Feature fireplace, wood laminate flooring, uPVC double glazed window

**KITCHEN** 12' 1" x 7' 3" (3.68m x 2.21m) Professionally fitted modern kitchen with a matching range of base and wall cabinets, stainless steel single bowl sink and drainer, electric oven, gas hob, free standing fridge freezer, wood cushion flooring, uPVC double glazed window, rear entrance door.

**LANDING** uPVC double glazed window to stairs.

**BEDROOM 1** 12' 9" x 13' 3" (3.89m x 4.04m) uPVC double glazed window, built in cupboard/wardrobe space, radiator

**STUDY ROOM** 7' 5" x 8' 6" (2.26m x 2.59m) uPVC double glazed window, built in cupboard/ wardrobe, radiator.

**BATHROOM** 9' 8" x 5' 6" (2.95m x 1.68m) Modern white 2 piece suite comprises:- pedestal wash basin and bath with electric shower over, ceramic tiling, uPVC double glazed window, radiator.

**SEPARATE WC** 4' 5" x 2' 11" (1.35m x 0.89m) White w/c and wash basin

**GARDENS** All garden areas are laid for easy maintenance, the majority being gravelled and fully enclosed, to the rear there is a decked patio & garden shed.

**PARKING** Brick paved driveway set behind wrought iron entrance gates.

**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 should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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.

**PLOT SIZE** The plot size extends to around 0.08 of an acre.

**COUNCIL TAX** Cardwells Letting Agents Bolton research indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,015 per annum at the time of writing.

**IMPORTANT NOTE** Any tenant will not be allowed to use the loft areas as they are relatively small, and unsuitable for any storage.

