



THICKETFORD ROAD, BOLTON, BL2 2LS



- Modern 'mews style house'
- Minimum 12 month agreement
- Unfurnished
- 3 bedrooms & Guest WC
- Lounge/dining room
- Good local amenities & transport links
- Enclosed rear garden



£1000 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Available to rent, this three bedroom modern 'mews' style house, opposite St Augustine's Church, close to excellent amenities. The property will be unfurnished and available from the 18th of May 2025, for a minimum 12 month tenancy agreement. The area is well served with local shops, schools parks and transport links. Viewing is by appointment through Cardwell's letting agents Bolton, (01204) 381281 or email lettings@cardwells.co.uk The accommodation briefly comprises, Entrance porch, hallway, guest WC, lounge dining room and a kitchen. Upstairs there are three bedrooms and a bathroom with a modern suite. Outside there is an enclosed garden to the rear and we understand, there are residents parking spaces to the rear. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to

Entrance porch

Hallway Radiator staircase to the landing

Guest WC room UPVC frosted double glaze window from aspect, close coupled WC, wash basin with mixer tap, tile splashback, radiator.

Lounge/Diner 15' 8" x 11' 5" (4.77m x 3.48m) UPVC double glazed French doors rear garden aspect, built in storage cupboard.

Kitchen 7' 9" x 9' 9" (2.36m x 2.97m) UPVC double glaze window from aspect, modern fitted wall and base units with complementary work surfaces and tiled splashback, built in oven and grill, stainless steel sink unit with mixer tap, stainless steel gas burner hob with an extractor canopy above, integrated fridge freezer, space for a washing machine.

Landing Access to the loft, doors lead to;

Bedroom 1 8' 0" x 13' 9" (2.44m x 4.19m) UPVC double glazed window front aspect, radiator below.

Bedroom 2 7' 9" x 11' 11" (2.36m x 3.63m) UPVC double glazed window aspect, radiator.

Bedroom 3 8' 4" x 7' 2" (2.54m x 2.18m) UPVC double window rear aspect, radiator.

Bathroom UPVC frosted double glazed window aspect, modern suite comprising, enclosed with mixed tap and a separate shower above, wash basin with mixer tap in set to a vanity unit, close couple WC, tile floor, tiling to the walls, chrome plated towel rail, built-in airing cupboard.

Externally Front paved steps lead up to the front door with privet plant borders aside. Rear There is an enclosed garden, which is laid to lawn, with a paved patio and pathway. A gate gives access to the rear lane, where you will find off street parking.

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

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 7 days a week on 01204 381281 or via lettings@cardwells.co.uk

Council Tax The property is situated within the Borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,506.33

Conservation Area Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having "no risk" of flooding.

Thinking of selling or renting? If you are thinking of selling or renting a property, perhaps Cardwells Letting Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

