



DOYLE ROAD, HUNGER HILL, BOLTON, BL3 4SA



- Fully refurbished
- Three bedrooms
- New Kitchen/diner
- Warmed by gas CH/UPVC double glazed
- Stunning presentation throughout
- Garage & driveway parking
- Pets considered
- Available now



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
E: lettings@cardwells.co.uk

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.



Situated on a pleasant street of similar properties and in close proximity to Westhoughton, Bolton and excellent transport links with highly regarded local nurseries and schools all within the local catchment area, is this semi detached property which has undergone a full refurbishment in 2025 including back to brick plastering and décor, incorporating wall insulation in all rooms, carpets, floor coverings, electrics and a brand new very well appointed dining kitchen. Briefly comprising: Composite entrance door, hallway, lounge, dining kitchen with double doors giving access to the garden, landing, three good bedrooms and a family bathroom suite. To the outside is driveway parking and there is an enclosed rear garden complete with a double storage garage without power or lighting. Warmed via a Worcester Bosch combination boiler and UPVC double glazed throughout, viewings come with our highest recommendations and can easily be arranged by calling Cardwells Letting Agents Bolton on 01204381281 or via email lettings@cardwells.co.uk. Please watch the online walk through video priority booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 3' 10" x 4' 2" (1.17m x 1.27m) Enclosed staircase to the landing, wall mounted radiator, timber door giving access to;

Lounge 14' 7" x 14' 8" (4.44m x 4.47m) uPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

Dining Kitchen 17' 8" x 8' 11" (5.38m x 2.72m) Very well appointed brand new professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, oven, four ring hob with extractor above, double upvc doors giving access to the garden, upvc double glazed window, wall mounted Worcester Bosch combination boiler, space for white goods.

Landing 7' 1" x 5' 11" (2.16m x 1.80m) Frosted UPVC double glazed window, wall mounted radiator.

Bedroom One 12' 2" x 11' 7" (3.71m x 3.53m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m) uPVC double glazed window, wall mounted radiator.

Bedroom Three 7' 9" x 7' 8" (2.36m x 2.34m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 7' 6" x 5' 11" (2.28m x 1.80m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted curtain, frosted uPVC double glazed window, wall mounted heated towel rail.

Externally To the outside is driveway parking and there is an enclosed rear garden complete with a double storage garage.

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.

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1506.00 per annum payable to Bolton council.

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

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 77m²

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.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

