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HIGH STREET, CHAPELTOWN, BOLTON, BL7 0EW



- Lovely 2 Bed Stone Cottage
- Oak Doors/Windows
- Lounge/ Utility
- Fitted Master Bedroom
- Fully Boarded Loft
- Stunning Garden And Views
- 4 Piece Bathroom Suite
- Available July 2025



Monthly Rental Of £1,100

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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An opportunity to let for a minimum 12 months. A lovely two bedroom stone cottage in the award winning village of Chapeltown. Situated facing St Anne's Church and as such being ideally placed for the areas country walks, transport links and highly regarded schools. Briefly comprising: Oak entrance door, lounge with exposed brick fireplace, fitted kitchen, utility housing a gas boiler, 2 good beds, the master having a large built in wardrobe and storage area, fully boarded loft and a 4 piece bathroom with walk in shower. Outside offers a pavement frontage and a lovely split level rear garden with greenhouse, shed and spectacular views of the West Pennine Moors. Viewings are available 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk The vendor of this property is an estate agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that Act.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Oak entrance door into

Lounge: 14' 11" x 12' 4" (4.54m x 3.76m) Exposed stone fireplace, laminate flooring, oak staircase to landing, boxed in meter cupboard, oak double glazed window, radiator.

Kitchen: 12' 4" x 12' 0" (3.76m x 3.65m) Well appointed kitchen comprising: stainless steel sink with mixer tap over, base and wall cabinets, roll edge worktops, Beko induction hob with extractor above, Bosch oven and grill, integrated fridge, laminate flooring, oak double glazed window, radiator.

Utility: Freestanding washing machine and dryer, wall mounted boiler.

Bedroom 1: 15' 3" x 9' 1" (4.64m x 2.77m) Laminate flooring, large airing cupboard, double built in wardrobe, access to a fully boarded loft, oak double glazed window, radiator.

Bedroom 2: 9' 7" x 6' 4" (2.92m x 1.93m) Laminate flooring, built in wardrobe, oak double glazed window, radiator.

Bathroom: 9' 3" x 5' 7" (2.82m x 1.70m) Four piece suite comprising: W.C, wash basin, bath with mixer shower attachment, walk in shower cubicle, laminate flooring, radiator.

Outside: Pavement fronted, with on street parking, large split level garden with spectacular views of the West Pennine Moors, garden house and shed.

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 with the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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.

Council Tax The property is situated in the Borough of Blackburn with Darwen. The property is C rated which is at an approximate annual cost of £2,077 (at the time of writing).

Conservation Area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set within the Chapeltown conservation area.

Plot Size The total floor area is approximately 678 ft² / 63 m²

Viewing 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.

