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BURY ROAD, BRIGHTMET, BOLTON, BL2 6DF



- Brick terrace dating from circa 1895
- Two good bedrooms
- Two reception rooms
- Quality fitted kitchen
- Pets considered
- Closer to Seven Acres Nature Reserve
- UPVCDG & gas combi central heating
- Available now



Monthly Rental Of £900

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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An extended two bedroom brick built mid terraced property thought to date from around 1895, which is available to rent now. The location is superb, being just a short walk away from Seven Acres Nature Reserve and Bradshaw Brook which flows through the park, whilst Leverhulme Park is nearby as is superb restaurants, shops, and transport links. The accommodation offer briefly comprises: living room, dining room, fitted kitchen, first floor landing, two good bedrooms and white three-piece bathroom suite. Externally there are garden areas to the front and the rear. Importantly, there is gas combination central heating, UPVC double glazing. To view the property please call Cardwells Estate agents seven days a week on 01204 381281 or email us at lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate Floor Area The overall approximate floor area is approximately 818 square feet / 76 square meters.

Lounge 14' 4" x 14' 2" (4.357m x 4.318m) UPVC window to the front with fitted blinds, new carpet installed in the Autumn of 2023, neutrally decorated in the Autumn of 2023, radiator.

Dining Room 11' 6" x 12' 6" (3.509m x 3.819m) UPVC window to rear, new carpet installed in the Autumn of 2023, neutrally decorated in the Autumn of 2023, radiator, spindled staircase off to the first floor.

Kitchen 14' 4" x 5' 8" (4.372m x 1.738m) A quality professionally fitted kitchen with a matching range of: drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, ceramic wall tiling, radiator, wall mounted, Alpha gas combination central heating boiler.

First Floor Landing 7' 11" x 5' 2" (2.410m x 1.583m) New carpet installed in the Autumn of 2023, neutrally decorated in the Autumn of 2023, loft access point.

Bedroom One 14' 2" x 11' 10" (4.314m x 3.610m) UPVC window to the front, ornate decorative fireplace, new carpet installed in the Autumn of 2023, neutrally decorated in the Autumn of 2023, radiator.

Bedroom Two 14' 0" x 6' 10" (4.256m x 2.076m) UPVC window to the rear, new carpet installed in the Autumn of 2023, neutrally decorated in the Autumn of 2023, radiator.

Bathroom 6' 9" x 8' 4" (2.06m x 2.55m) A white three-piece bathroom suite, comprising pedestal, wash, hand basin, WC and bath with electric shower over, built-in storage space, radiator, ceramic wall tiling, UPVC window with fitted blinds.

Externally The front garden is sat behind a low-level brick wall. The rear garden is fully enclosed in a yard style.

Parking There is no allocated car parking space although there is an area to the rear of the property which may be suitable to park a car, this is not reserved or included with the rental in any way.

Plot Size The overall approximate plot size is around 0.02 of an acre.

Bolton Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.00 per annum payable to Bolton council.

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 Option 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

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.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

