

SPA ROAD, MANCHESTER, ATHERTON, M46 9WQ



- Ground floor apartment
 - Two double bedrooms
 - Modern style fitted kitchen
 - White 3pc bathroom suite
- Bay windowed lounge/diner
 - Minimum 12 month lease
 - Deposit of £920
 - Council Tax Band A



Monthly Rental Of £800

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

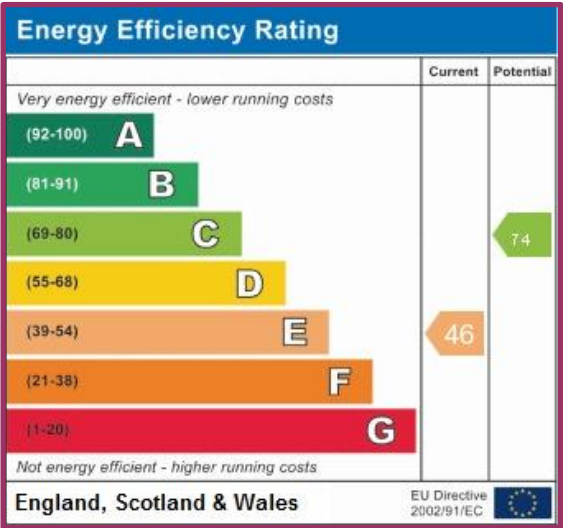
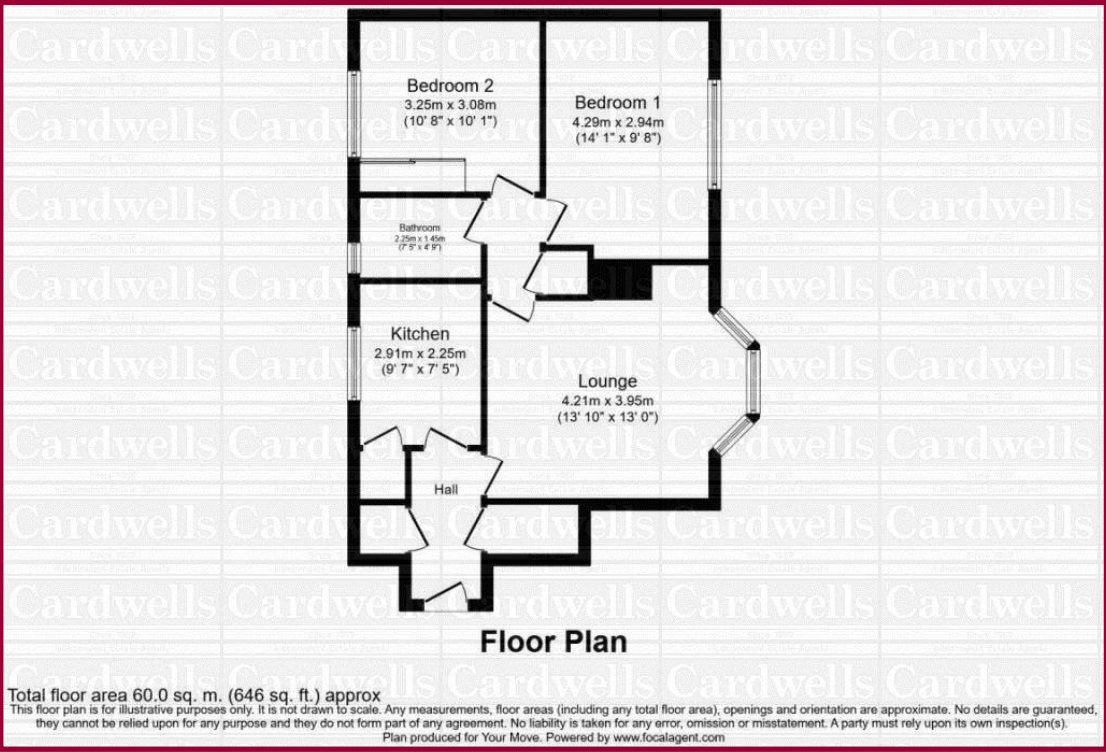
T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



A ground floor two bedroom apartment offered to let now via an Assured Shorthold Tenancy Agreement for a minimum term of 12 months. Set in a consistently popular residential location, as you look out from the front door there is a grassed open green space, so it enjoys a countryside field whilst being superbly placed for easy access to excellent amenities including: shops, transport links, restaurants, sporting facilities and recreational space. Overall the accommodation extends to around 592 square feet and briefly comprises: reception hallway with two built-in storage areas, bay window lounge/diner, internal hallway, two double bedrooms, a modern white three-piece bathroom suite and a modern style white fitted kitchen with contrasting work surfaces. We understand that the occupiers of the property will enjoy use of the communal garden areas. The property benefits from uPVC double glazing, gas central heating via a modern Glow Worm boiler and is available to rent now. Important information. The property is set in council tax band A with Wigan Council which we understand to be at an approximate charge of around £1,354 per annum, it is not in a conservation area, the area is regarded as having a very low risk of flooding and the property is leasehold with a term that will lapse around 2129. A personal inspection can be arranged by calling Cardwells Letting Agents Bolton on (01204) 381281, emailing; lettings@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Two built-in storage cupboards, UPVC double glazed front door.

Lounge 14' 8" x 13' 9" (4.47m x 4.19m) UPVC double glazed bay window front aspect, wall mounted electric heater.

Kitchen 10' 0" x 7' 5" (3.05m x 2.26m) UPVC double glazed window rear garden aspect, fitted wall units with complimentary working surfaces and tiled splash backs, built in oven and grill, inset four ring electric hob with a stainless steel extractor canopy above, built in storage cupboard.

Bedroom One 14' 2" x 9' 8" (4.31m x 2.94m) UPVC double glazed window front aspect, wall mounted electric heater

Bedroom Two 10' 9" x 10' 1" (3.27m x 3.07m) UPVC double glazed window rear garden aspect, fitted wardrobe with a sliding door, wall mounted electric heater.

Bathroom 7' 6" x 4' 9" (2.28m x 1.45m) UPVC frosted double glazed window rear garden aspect, three-piece white suite comprising, panel enclosed bath with a mixer tap, close couple WC, wash basin with a mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail.

Externally Outside there is a garden to the rear and a communal paved driveway running along the side elevation.

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

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

