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**BURY ROAD, BRIGHTMET, BOLTON, BL2 6BB**



- Secure two bed apartment
- Reception hallway/lounge/kitchen
- Downstairs bedroom/family bathroom
- Upstairs master bedroom
- Ready available parking to the rear
- 12 Month minimum term
- Deposit of £865
- Council tax band A



**Monthly Rental Of £750**

**BOLTON**  
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered to the fully managed rental market for a minimum 12 month term is this well presented two bedroom apartment in the heart of Tonge Fold. Situated above a well established local retail outlet and with a private enclosed access to the rear the property briefly comprises: Private rear access, reception hallway with an enclosed staircase leading to the first floor, open plan lounge dining kitchen with white goods included, family bathroom, bedroom two and to the first floor is a good size master bedroom which is furnished. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton in the first instance on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your viewing.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber entrance door into.

**Hallway** 14' 5" x 10' 4" (4.39m x 3.15m) Fitted carpets, enclosed staircase to the first floor.

**Lounge dining kitchen** 17' 11" x 14' 1" (5.46m x 4.29m) Open plan design comprising a spacious lounge, professionally fitted kitchen with a stainless steel sink unit with mixer tap over, high gloss base and wall units, oven, four ring hob with extractor above, white goods included, 2 upvc double glazed windows, 2 wall mounted radiators.

**Bedroom Two** 8' 2" x 11' 2" (2.49m x 3.40m) Upvc double glazed window, wall mounted radiator.

**Bathroom** 6' 8" x 7' 6" (2.03m x 2.28m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted screen, cushion flooring, wall mounted radiator.

**Upstairs Bedroom One** 18' 1" x 14' 7" (5.51m x 4.44m) Freestanding furniture, two velux style windows, wall mounted radiator.

**Outside** To the outside is readily available parking to the rear and the apartment itself is accessed via a secure gate leading to a small communal area.

**Council Tax** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,511 (at the time of writing).

**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.

**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 subject to a minimum of £150.

**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](http://www.depositprotection.com)

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

