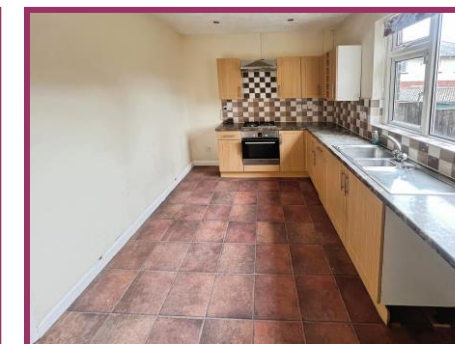


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GLAISDALE STREET, TONGE MOOR, BOLTON, BL2 2JX



- 3-bedroom semi detached
- Generous corner plot position
- Refurbished throughout
- Modern interior, guest WC
- Lovely gardens, Driveway
- Good transport links
- 12 month minimum term
- Available now



Monthly Rental Of £1,090

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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Available to rent now. A traditional brick built three bedroom semi detached house situated on a very generous corner plot which has recently been refurbished. The property is very well presented throughout with a modern interior. The location is ideal for commuters wishing to travel throughout the north west, with good transport links and the motorway network within proximity. There are also good open green spaces on the doorstep, making this an ideal family home. The accommodation briefly comprises; Entrance hall, lounge, modern kitchen and a WC. Upstairs there are three good size bedrooms and a modern family bathroom. Outside there are good size gardens and a driveway providing off street parking. The property also benefits from uPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells Estates Agents open 7 days a week, contact us via email lettings@cardwells.co.uk or call 01204 381 281.

uPVC double glazed front door

Entrance hall: Radiator, staircase

Lounge: 14' 6" x 14' 3" (4.42m x 4.34m) uPVC double glazed window front aspect, radiator

Kitchen: 14' 6" x 8' 10" (4.42m x 2.69m) uPVC double window rear aspect, range of fitted wall and base units with complimentary working surfaces and tiled splash backs, built in oven and grill, inset single drainer sink unit with mixer taps.

Side hallway: uPVC double glazed door side aspect.

W.C: uPVC double glazed window side aspect, close coupled WC, wash basin, tiled floor and splash backs.

Landing: uPVC frosted double glazed window side aspect, access to the loft doors leading to;

Bedroom 1: 12' 1" x 10' 5" (3.68m x 3.17m) uPVC double glazed window front aspect, range of fitted wardrobes, radiator.

Bedroom 2: 11' 2" x 9' 8" (3.40m x 2.94m) uPVC double glazed window rear aspect, radiator.

Bedroom 3: 8' 0" x 7' 10" (2.44m x 2.39m) uPVC double glazed window rear aspect, radiator.

Bathroom: 7' 1" x 5' 10" (2.16m x 1.78m) uPVC frosted double glazed window front aspect, 3-piece white suite, comprising; panel enclosed bath with mixer taps and a shower above, close coupled WC, wash basin with mixer tap, tiling to the floor and partial tiling to the walls, chrome plated towel rail.

Gardens: There are established gardens to three sides which are mainly laid to lawn. A paved driveway provides off street parking to the side. The rear garden is mainly laid to lawn with a wooden decked area and a paved patio.

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.

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.

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

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).

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold

Plot Size The property is set in a plot which extends to a round 0.06 Acres of an acre & a Floor Area of 839 ft 2 / 78 m²

