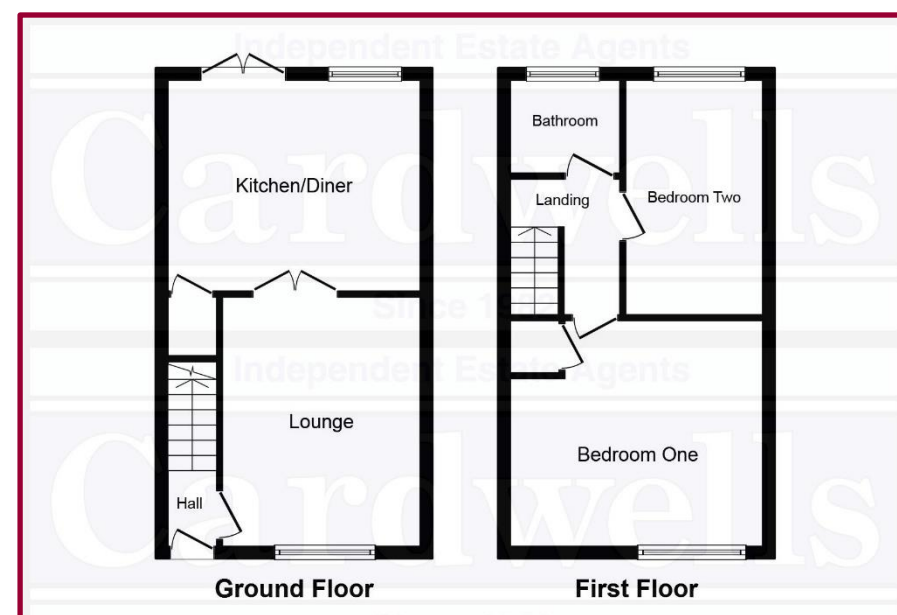
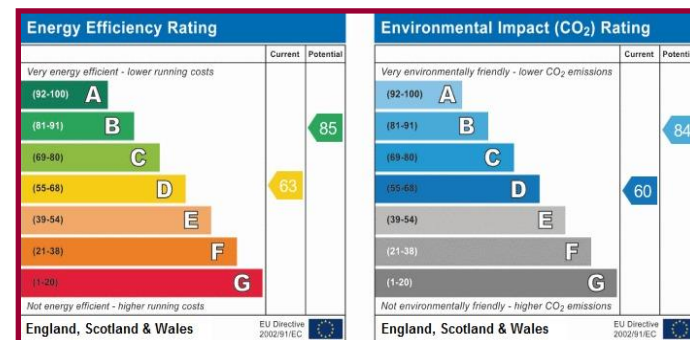




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**THE MEWS, LINCOLN ROAD, HEATON, BOLTON
 BL1 4EP**



- Fully refurbished throughout in 2024
- 2 bedrooms with fitted master
- Exclusive private gated development
- Available now
- Landscaped rear garden
- Allocated parking
- 12 month lease term
- Council Tax Band B



Monthly Rental Of £1,100

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A simply stunning fully refurbished two bed semi detached property on the exclusive private gated development of The Mews in Heaton. In close proximity to excellent amenities, popular bars and restaurants, highly Ofsted rated nurseries and schools, outdoor country pursuits with fabulous transport links. Available for a term of 6 or 12 months via Cardwells Letting Agents Bolton and subject to credit checks. The property briefly comprises: Composite entrance door, hallway with an enclosed staircase to the landing, lounge, dining kitchen with double upvc Patio doors giving access to the rear garden, landing, two double bedrooms with fitted master and a three piece bathroom suite. To the outside electric gates gives access to the development with allocated parking and a mature garden to the front and to the rear is a beautiful garden with raised timber flower beds and brand new treated timber fencing. Warmed by gas central heating and UPVC double glazed throughout, viewings are readily available by calling Cardwells Letting Agents Bolton in the first instance, seven days a week on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

ENTRANCE HALL: 3' 10" x 3' 9" (1.17m x 1.14m) Wall mounted radiator, enclosed staircase to the landing, timber door giving access to.

LOUNGE: 12' 5" x 11' 7" (3.78m x 3.53m) Brand new carpets, UPVC double glazed window, wall mounted radiator, double timber doors giving access to.

KITCHEN/DINING ROOM: 9' 0" x 14' 11" (2.74m x 4.54m) Brand new bespoke professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, four ring induction hob with extractor above & pans included, fan assisted electric oven, wall mounted gas combination boiler, freestanding washing machine and fridge freezer, (the landlord will not take responsibility if these items breakdown) useful under stairs storage cupboard, double upvc doors giving access to the rear garden, wall mounted radiator, UPVC double glazed window.

LANDING: 6' 7" x 6' 6" (2.01m x 1.98m) Brand new carpets, loft access point.

BEDROOM 1: 12' 10" x 8' 1" (3.91m x 2.46m) Fitted double wardrobes and vanity unit, UPVC double glazed window, wall mounted radiator.

BEDROOM 2: 15' 0" x 8' 9" (4.57m x 2.67m) UPVC double glazed window, built in airing cupboard, wall mounted radiator.

BATHROOM: 5' 9" x 6' 3" (1.75m x 1.90m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, wall tiling to the majority, frosted UPVC double glazed window, quality fitted cushion flooring, wall mounted radiator.

EXTERNALLY To the outside are electric gates giving access to the development and allocated parking with a very well maintained front garden and to the rear is a beautiful rear garden with raised timber flowerbeds and brand new treated timber fencing.

COUNCIL TAX RATING The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,670 (at the time of writing).

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 should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

NO DEPOSIT: 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.

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

