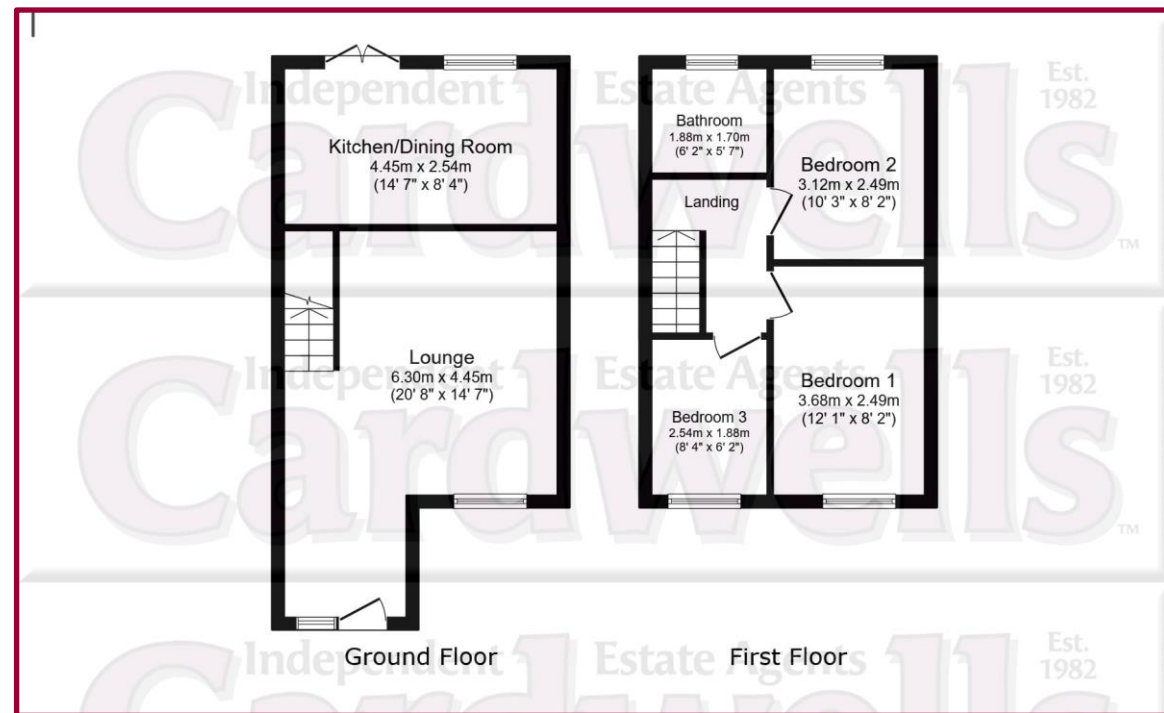


LAUREL AVENUE, DARCY LEVER, BOLTON, BL3 1AS



- Very well presented three bed semi detached
- Lounge/kitchen/landing/family bathroom
- Three bedrooms/fitted to master
- Warmed by gas ch/upvc double glazed
- Low maintenance gardens/off road parking
- 12 Month Tenancy



£1100 PCM

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11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Available to let now for a minimum 12 month term this is very well presented three bed semi detached property on Laurel Avenue in Darcy Lever. Ideally situated for transport links to both Bolton and Bury this family orientated estate is highly desirable and the property briefly comprises: uPVC entrance door, lounge, dining kitchen, landing, three bedrooms with a fitted master and a family bathroom suite. To the outside are low maintenance garden to both front and rear with the added advantage of two off road parking spaces which are at the rear of the property. Warmed by gas central heating and the UPVC double glazed throughout, viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 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:

UPVC entrance door into.

Lounge 20' 8" x 14' 7" (6.29m x 4.44m) Two uPVC double glazed windows, wall mounted radiator, spindled staircase to the landing.

Kitchen/Diner 8' 4" x 14' 7" (2.54m x 4.44m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, worktops, complimentary tiled splash backs, oven, four ring hob with extractor above, space for white goods, wall mounted gas combination boiler, double uPVC doors giving access to the rear garden, UPVC double glazed window, wall radiator, under stairs storage cupboard.

Landing 9' 10" x 6' 2" (2.99m x 1.88m) Wall mounted radiator, built in storage cupboard.

Bedroom One 12' 1" x 8' 2" (3.68m x 2.49m) Professionally fitted wardrobes, UPVC double glazed window, wall mounted radiator.

Bedroom Two 18' 3" x 8' 2" (5.56m x 2.49m) uPVC double glazed window, wall mounted radiator.

Bedroom Three 8' 4" x 6' 6" (2.54m x 1.98m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 5' 7" x 6' 2" (1.70m x 1.88m) Three piece suite comprising WC, wash basin on a vanity unit, bath with mixer shower attachment and fitted glass screen, frosted uPVC double glazed window, wall mounted radiator.

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

Nil Deposit Option Nil Deposit Option Available 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.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,757.00 per annum payable to Bolton council.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 67m².

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

