



Independent Estate Agents
Cardwells
www.cardwells.co.uk

ROSCOW AVENUE, BRIGHTMET, BOLTON, BL2 6HU



- Very well presented four bed detached
- Downstairs bedroom & Ensuite
- Open plan lounge diner/landing
- Three Bedrooms upstairs
- Rear patio garden
- Driveway parking
- 12 month minimum term
- Available now



£1100 PCM

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

E: lettings@cardwells.co.uk

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.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

Independent Estate Agents
Cardwells
Est. 1982

Porch 3' 5" x 3' 5" (1.04m x 1.04m) Timber and glass door giving access to;

Downstairs Bedroom Four 10' 6" x 7' 5" (3.20m x 2.26m) uPVC double glazed window, wall mounted radiator.

En-Suite 3' 6" x 7' 2" (1.07m x 2.18m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle.

Lounge 14' 9" x 12' 7" (4.49m x 3.83m) Feature fireplace and surround with inset electric fire, turning staircase to the landing, upvc double glazed window, wall mounted radiator.

Dining Room 9' 6" x 10' 0" (2.89m x 3.05m) UPVC double glazed window, wall mounted radiator.

Kitchen 9' 8" x 10' 2" (2.94m x 3.10m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, space for white goods, under stairs storage cupboard housing the gas combination boiler, upvc double glazed window, upvc door giving access to the garden.

Landing 9' 8" x 10' 6" (2.94m x 3.20m) Frosted uPVC double glazed window.

Bedroom One 9' 10" x 12' 6" (2.99m x 3.81m) Professionally fitted wardrobes, upvc double glazed window, wall mounted radiator.

Bedroom Two 11' 9" x 9' 10" (3.58m x 2.99m) UPVC double glazed window, wall radiator.

Bedroom Three 10' 2" x 8' 9" (3.10m x 2.66m) uPVC double glazed window, wall mounted radiator.

Bathroom 10' 7" x 5' 11" (3.22m x 1.80m) Four piece suite comprising WC, wash basin on a vanity unit, bath, walk in shower cubicle, two frosted UPVC double glazed windows, full wall tiling, wall mounted heated towel rail.

Externally Large enclosed garden tot he rear, driveway parking to the front and low maintenance garden area.

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 Option 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

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.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £30 per pet per month.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £2,008.00 per annum payable to Bolton council

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 92m².

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

