

**CANADA STREET, HALLIWELL, BOLTON, BL1 3JZ**



- Very well presented two bed mid terrace
- Lounge/dining room/kitchen/landing
- Three piece family bathroom suite
- 2 good sized bedrooms
- On street parking/rear yard
- Minimum 12 Months Tenancy



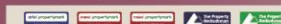
**£800 PCM**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the rental market for a minimum 12 month term is this very well presented recently refurbished two bed mid terrace property on Canada Street in Halliwell. In close proximity to excellent transport links to Bolton town centre, amenities, popular bars and restaurants and in the catchment area for the highly rated local nurseries and schools. Recent refurbishments include new floorings throughout, kitchen, bathroom and full internal decor. Briefly comprising: Entrance vestibule, lounge, dining room, kitchen, landing, two good bedrooms and a family bathroom suite. To the outside is readily available on street parking with a low maintenance enclosed yard to the rear. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 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:**

**uPVC entrance door into.**

**Vestibule** 3' 1" x 2' 10" (0.94m x 0.86m)

**Lounge** 12' 9" x 12' 9" (3.88m x 3.88m) Feature wall mounted electric fire, uPVC double glazed window, wall mounted radiator.

**Dining Room** 11' 5" x 12' 9" (3.48m x 3.88m) Under stairs storage cupboard, uPVC double glazed window, corner breakfast bar, wall mounted radiator, balustrade staircase to the landing.

**Kitchen** 9' 5" x 6' 8" (2.87m x 2.03m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, space for white goods, oven, four ring hob with extractor above, wall mounted gas combination boiler, uPVC double glazed window, composite door giving access to the rear.

**Landing** 5' 10" x 7' 10" (1.78m x 2.39m)

**Bedroom One** 10' 0" x 12' 9" (3.05m x 3.88m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 14' 11" x 4' 8" (4.54m x 1.42m) Three piece suite comprising WC, pedestal wash basin, bath with t bar mixer shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

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

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.00 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](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video is available to watch.

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

**Tenure** Cardwells 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

