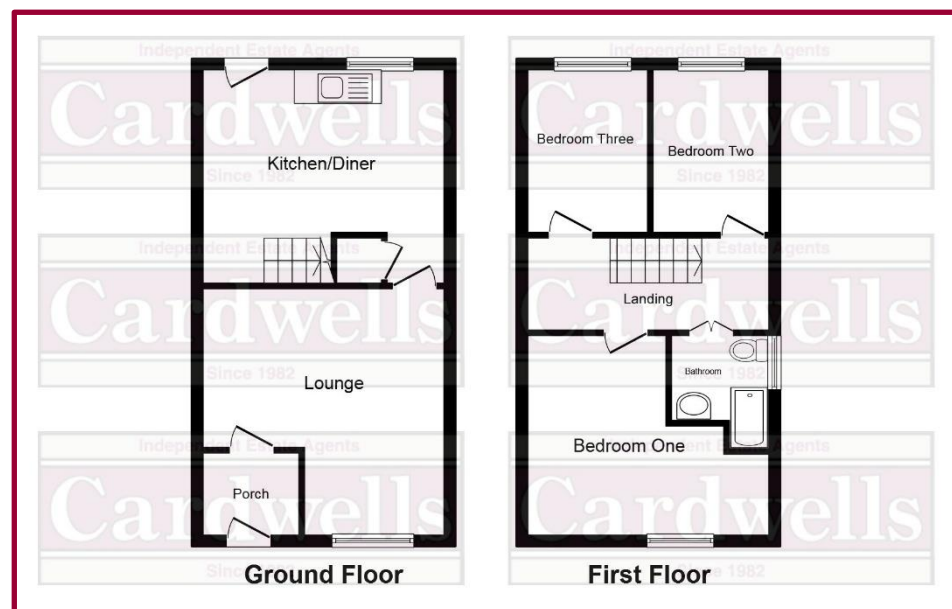
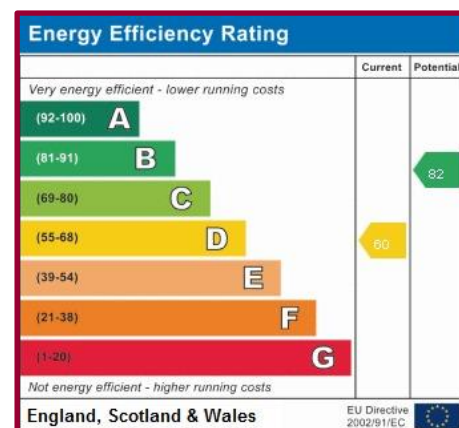




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CARLTON STREET, FARNWORTH, BOLTON, BL4 7PJ



- Three bedroom family home
- Newly decorated throughout
- New carpets
- Close to motorway and railway
- Minimum 12 month lease
- Council Tax Band A
- Pets considered
- Available now



Monthly Rental Of £950

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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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A very well presented three bedroom terraced family size home offered to rent on an assured short hold tenancy basis for a minimum period of 12 months. Situated in a consistently popular residential area schooling is provided for nearby at all levels from nursery through to high school, for commuters the railway station is within walking distance which serves: Salford, Manchester and Bolton, the motorway network via Saint Peters way and the M61 is within easy reach. There are superb shopping, restaurants and leisure/sporting facilities nearby. The accommodation is well presented throughout a neutrally decorated and briefly comprises: entrance vestibule, lounge, fitted kitchen/diner, first floor landing with work from home type space, three bedrooms and a white three-piece bathroom suite. There is a fully enclosed rear garden designed for easy maintenance which we believe to be south facing. The property benefits from UPVC double glazing, fitted blinds, quality fixtures and fittings, gas combination central heating and there is a great deal to admire. In the first instance a walk-through viewing video is available to watch, and then personal viewing appointments can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule 4' 5" x 4' 2" (1.340m x 1.282m) Feature arched UPVC double glazed window over the UPVC double glazed entrance door, timber flooring.

Living Room 14' 0" x 14' 5" (4.2596m x 4.397m) UPVC window to the front with fitted blinds, feature fireplace with electric fire, radiator, timber flooring.

Kitchen/Diner 14' 0" x 12' 5" (4.259m x 3.795m) Professionally fitted kitchen with an excellent range of matching: drawers base and wall cabinets, freestanding cooker providing: fan assisted oven, grill and gas hob, stainless steel single bowl sink and drainer with mixer tap over, enclosed Worcester gas combination central heating boiler, UPVC rear entrance door, large UPVC window overlooking the rear garden, fitted blinds, ample dining space, built-in under stairs storage space, stairs up to the first floor.

First Floor Landing 14' 0" x 5' 4" (4.258m x 1.636m) A spacious landing, new fitted carpet, loft access point.

Bedroom One 14' 0" x 11' 8" (4.272m x 3.558m) UPVC window to the front with fitted blinds, chandelier style light fitting, timber flooring, radiator.

Bedroom Two 9' 7" x 6' 10" (2.932m x 2.0879m) UPVC window to the rear, radiator, wood flooring.

Bedroom Three 8' 10" x 6' 11" (2.692m x 2.113m) UPVC window to the rear, fitted blinds, radiator, new carpet.

Bathroom 8' 5" x 4' 6" (2.574m x 1.382m) A white three-piece bathroom suite comprising: wash hand basin with vanity storage below, WC, bath with shower over and fitted shower screen, UPVC window to the side, ceramic wall tiling, inset ceiling spotlights, radiator, new fitted lino flooring,

Front Garden The front garden is sat behind a low-level brick wall and is fully flagged for easy maintenance and all year round use.

Rear Garden The rear garden is fully enclosed with fencing to 3 sides and is completely flagged for easy maintenance and all year round use, a plastic storage shed is provided.

Viewings In the first instance a walk-through viewing video is available to watch, and then personal viewing appointments can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

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 £20 per pet per month.

Bolton Council Tax Cardwells Letting Agents Bolton premarketing research indicates that the property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,511.

