



**CANNING DRIVE, ASTLEY BRIDGE, BOLTON, BL1 8EJ**



- Well presented ground floor 1 bed flat
- Warmed by gas ch/upvc double glazed
- Hall/lounge diner/ double bedroom
- Close to Bolton town centre
- Fitted kitchen/3 piece bathroom suite
- Minimum 12 Month Tenancy



**£700 PCM**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
**T:** 01204 381 281  
**E:** [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ  
**T:** 0161 761 1215  
**E:** [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
**T:** 01204 381 281  
**E:** [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells Letting Agents Bolton offer to the fully managed rental market for a minimum 12 month term this well presented ground floor one bedroom flat tucked away off Blackburn Road in Astley Bridge. Subject to credit and reference checks and briefly comprising: Composite entrance door, hallway with double built in storage, lounge diner, fitted kitchen, 3 piece bathroom suite and one double bedroom. To this outside is a small front lawn and there is a communal rear garden. Viewings are readily available by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). There is an online walkthrough video for your perusal prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Composite entrance door into.**

**Hall** 18' 1" x 5' 4" (5.51m x 1.62m) Two built in storage cupboards, wall mounted radiator.

**Lounge** 15' 10" x 10' 4" (4.82m x 3.15m) uPVC double glazed window, wall mounted radiator.

**Kitchen** 11' 3" x 8' 1" (3.43m x 2.46m) Professionally fitted kitchen comprising stainless steel sink unit, base and wall units, space for white goods, uPVC double glazed window, oven with extractor above, wall mounted radiator.

**Bedroom** 2' 3" x 8' 11" (0.69m x 2.72m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 5' 9" x 6' 5" (1.75m x 1.95m) Three piece suite comprising WC, pedestal wash basin, bath with shower attachment and fitted curtain pole, wall tiling to the majority, 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](http://www.depositprotection.com)

**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.

**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.

**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.

**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 leasehold 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

