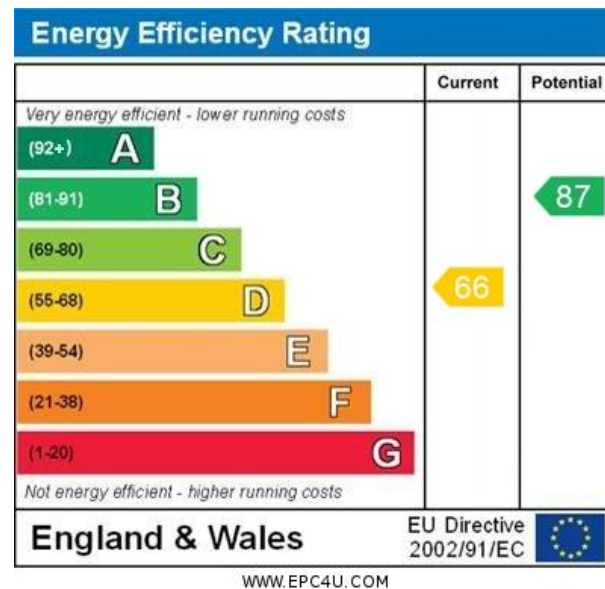




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**HALL I TH WOOD LANE, HALL I TH WOOD BOLTON,
 BL2 3BB**



- Two bedroom terrace
- 2 reception rooms
- Gas central heated & double glazed
- Garden fronted/enclosed yard to rear
- Council tax band A
- 12 month minimum term
- Close to train station
- Available now



Monthly Rental Of £875

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Offered to the rental market by Cardwells Letting Agents Bolton is this two bed/2 reception room mid terrace property in Tonge Moor. In close proximity to excellent transport links including the local train station with highly regarded local nurseries and schools all within walking distance. Warmed by gas central heating and uPVC double glazed throughout the property briefly comprises: Composite entrance door, vestibule, lounge, dining room, kitchen, landing, two bedrooms and a three piece family bathroom suite. To the outside is a small front garden behind a low brick palisade and there is an enclosed yard to the rear. Please contact Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk to arrange your viewing. Prior to doing this there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestiuble 3' 9" x 2' 9" (1.14m x 0.84m)

Lounge 12' 3" x 13' 0" (3.73m x 3.96m) Feature fireplace and surround, upvc double glazed window, wall mounted radiator.

Dining Room 13' 11" x 13' 0" (4.24m x 3.96m) UPVC double glazed window, wall mounted radiator, under stairs storage, balustrade staircase giving access to the landing.

Kitchen 11' 5" x 6' 9" (3.48m x 2.06m) 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, upvc double glazed window, composition door giving access to the rear.

Landing 5' 2" x 5' 10" (1.57m x 1.78m)

Bedroom One 12' 4" x 13' 0" (3.76m x 3.96m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 13' 4" x 6' 11" (4.06m x 2.11m) uPVC double glazed window, wall mounted radiator, wall mounted gas combination boiler.

Bathroom 7' 7" x 6' 1" (2.31m x 1.85m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower, built in airing cupboard, full wall tiling, frosted uPVC double glaze window, wall mounted radiator.

Externally To the outside is a small front garden behind a low brick palisade and there is an enclosed yard to the rear.

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.

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.

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

Floor Area Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 764 ft 2 / 71 m2

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

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

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

