


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	82
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		

OLD MARKET STREET, BLACKLEY MANCHESTER

M9 8QN



- Two Double Bedrooms
  - Lift Facility
  - Gated Parking
  - Close to Local Transport Links
  - Council Tax Band A
  - Early Viewing Advised
  - 5 Weeks Deposit Required
  - Open Plan Living Space



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



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.



Cardwells estate agents are delighted to bring to market this first floor two bedroom apartment to let. Situated close to North Manchester hospital, superb transport links and local amenities. Comprising; communal entrance with lift, hallway, open plan lounge, dining room and kitchen, two bedrooms and bathroom. Externally the property has secure gated parking and communal gardens. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Communal Entrance** Meter cupboards, letter boxes and lift access.

**Hallway** Laminate flooring. Radiator. Two ceiling light points.

**Open Plan Lounge/Dining & Kitchen** 22' 0" x 15' 9" (6.70m x 4.80m) UPVC double glazed patio doors opening to a Juliet balcony. Three ceiling light point. Two radiators. Laminate flooring. A range of wall and base units with gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine. Space for fridge and freezer.

**Bedroom 1** 11' 0" x 10' 2" (3.35m x 3.10m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 9' 9" x 8' 6" (2.97m x 2.59m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

**Bathroom** 8' 1" x 6' 2" (2.46m x 1.88m) Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Ceiling light point. Radiator.

**Externally** Gated and secure parking and communal gardens and bin store.

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**Council Tax** The property is situated in the Borough of Manchester and is therefore liable for Manchester City Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (at the time of writing).

**Plot Size** The property is set in a plot with a floor area of 613 ft<sup>2</sup> / 57 m<sup>2</sup>.

**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

**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

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