



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

## ESKDALE GROVE, FARNWORTH, BOLTON BL4 0QF



- Three bedroom semi detached
- Cul de sac location
- Little passing traffic
- Two reception rooms, kitchen & pantry
- New flooring, carpets and decor
- UPVCDG, gas combi CH
- Available now
- One pet considered at £50pcm premium



**£995.00 PCM**

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful semi detached family home which has recently been renovated and is available to rent now. Enjoying an excellent family friendly garden and set with a quiet cul de sac this stylish home has a great deal to offer. The position is superb being within easy reach of the Royal Bolton Hospital, the M61 motorway, popular schools, shops, restaurants, and of course, some beautiful local countryside. The accommodation offer briefly comprises: reception, hallway, living room, dining room, fitted kitchen with country, style, space, first floor, landing, three bedrooms, white bathroom, suite and separate WC. There are garden areas to the front and the rear, which is particularly family friendly being predominantly laid to lawn. The property benefits from a gas combination central heating boiler, UPVC double glazing, and importantly is available to rent right away. Our client will consider both a traditional deposit (5 weeks rent) or a Reposit insurance policy (speak to Cardwells Letting Agents Bolton on 01204381381 for more details). The minimum lease term is twelve months. The landlord will consider one small pet at a premium to the monthly rent of an additional £50 per calendar month. There really is a great deal to admire in this property and viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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

**Reception Hallway** 10' 6" x 5' 11" (3.207m x 1.804m) UPVC window to the side, quality entrance door, easy maintenance flooring, radiator, neutral decorations.

**Living Room** 14' 1" x 11' 5" (4.280m x 3.482m) Large UPVC window to the front, easy maintenance flooring, radiator, neutral decorations.

**Kitchen** 10' 1" x 8' 6" (3.080m x 2.585m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven, grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, UPVC window to the rear overlooking the garden, fitted blinds, radiator, quality side entrance door, walk-in pantry/storage space with UPVC window, neutral decorations.

**First Floor Landing** 8' 5" x 7' 5" (2.570m x 2.268m) UPVC window to the side, quality carpeting, loft access point, neutral decorations.

**Master Bedroom** 14' 2" x 11' 5" (4.330m x 3.479m) Maximum points. Large UPVC window to the front, quality carpeting, radiator, neutral decorations.

**Bedroom Two** 11' 7" x 10' 2" (3.532m x 3.105m) UPVC window to the rear, quality carpeting, radiator, neutral decorations, built-in storage cupboard containing the gas combination central heating boiler.

**Bedroom Three** 8' 7" x 8' 5" (2.604m x 2.560m) UPVC window to the front, quality carpeting, radiator, neutral decorations.

**Bathroom** 5' 7" x 5' 8" (1.701m x 1.739m) White two piece suite, comprising wash hand, basin and bath with fitted shower screen and electric shower over, complimentary ceramic wall and floor tiling, heated towel rail, neutral decorations, UPVC window.

**Seperate W/C** 5' 7" x 2' 5" (1.695m x 0.743m) A combination, toilet and wash handbasin, ceramic wall and floor tiling, heated towel rail, UPVC window with blind

**Plot Size** Cardwells Letting Agents Bolton pre marketing research shows the the overall approximate plot size is around 0.04 of an acre.

**Externally** The rear garden is fully enclosed laid to lawn being relatively private in nature with shrubs/Headrow to 3 sides maintained at around fence height. The front garden is set behind a maintained Headrow with steps leading to the front door and a slope to the side.

**Parking** There is no private allocated parking.

**Tenure** Cardwells Letting Agents Bolton pre marketing research indicates that the property is freehold.

**Bolton Council Tax** Cardwells Letting Agents Bolton Premarketing research indicates that the property is in the Borough of Bolton and as such the Council Tax is paid to Bolton Council, who have rated the property as A, which is at a cost of around £1,506.33 per annum.

**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)

**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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

**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.

**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

