

**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

**CHORLEY OLD ROAD, HEATON, BOLTON, BL1 6AE**



- Stunning Five Bedroom Home
- Accommodation over three floors
- Refurbished "As New" condition
- Open plan fitted dining kitchen
- Lounge, Bathroom and shower room
- Off Road parking to rear
- Minimum term 12 months
- Available now



**£1650 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)



This stunning and sizeable five bedroom property provides for stylish living over three floors. The property has been the subject of a full refurbishment program and is offered to the rental market effectively as an as new property. Everything is brand new and unused. The spacious accommodation briefly comprises: entrance hall, large lounge, spacious fitted dining kitchen with guest w.c. The first floor has three sizeable bedrooms and a bathroom with three piece suite whilst the second floor has two further spacious bedrooms and a shower room. Located within walking distance of wide ranging amenities, well regarded schools, parks and recreational facilities and excellent transport links, this stunning family home is something special in the rental market and early viewing is advised, which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwells letting agents Bolton on 01204 381281 or emailing [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk), the minimum term would be for 12 months.

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

**Hall** 19' 8" x 4' 11" (6.0m x 1.5m) Composite door to the front elevation. Stairs lead off to the first floor landing. Laminate flooring. Radiator.



**Lounge** 14' 9" x 13' 5" (4.5m x 4.1m) Double glazed bay window to the front elevation. Laminate floor. Radiator.



**Open plan dining kitchen** 18' 8" x 14' 1" (5.7m x 4.3m) Double glazed window and composite door to the rear elevation. Laminate floor. Radiator. The kitchen area has a generous range of base units with complementary work surfaces and matching wall mounted cabinets. Integrated appliances include fridge, freezer and dish washer. There is plumbing for a washing machine. Electric oven. There is a matching island with breakfast bar seating and inset ceramic hob.



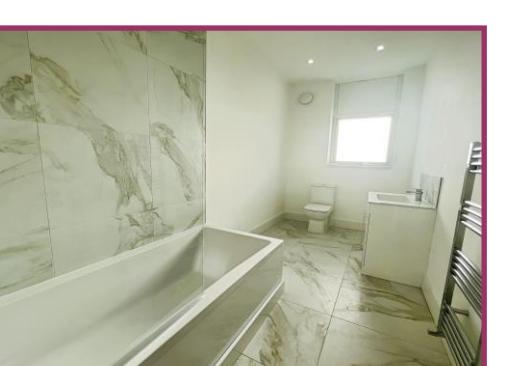
**Guest w.c.** Dual flush w.c. With hand wash basin. Radiator. Ventilation. Cupboard housing central heating boiler. Recessed spotlights. Laminate floor.



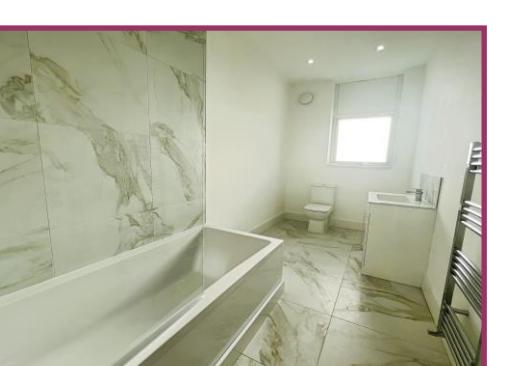
**First Floor Landing** Large storage area.



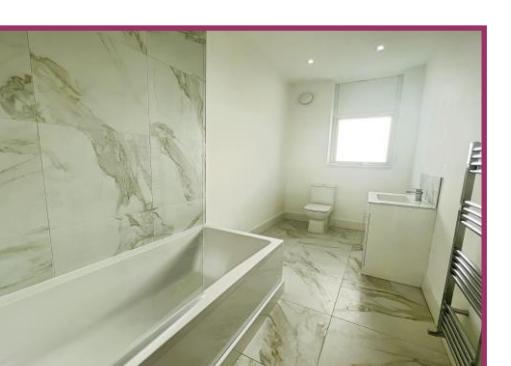
**Bathroom** 13' 1" x 5' 7" (4.0m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising: bath with shower and screen over, vanity sink with storage and dual flush w.c. Tiled floor. Chrome heated towel rail.



**Bedroom Three** 14' 9" x 11' 2" (4.5m x 3.4m) Double glazed window to the front elevation. Double glazed window to the front elevation. Radiator.



**Bedroom Four** 13' 1" x 12' 6" (4.0m x 3.8m) Double glazed window to the rear elevation. Radiator.



**Bedroom Five** 16' 5" x 6' 11" (5.0m x 2.1m) Double glazed window to the front elevation. Radiator.

#### **Second Floor**

**Bedroom One** 18' 4" x 15' 1" (5.6m x 4.6m) Vaulted ceiling. Double glazed window to the front elevation. Beams to ceiling. Large store. Radiator.

**Bedroom Two** 18' 8" x 13' 1" (5.7m x 4.0m) Some restricted headroom. Two skylight windows. Beams to ceiling. Radiator.

**Shower Room** Three piece suite comprising: walk in shower cubicle, vanity sink with storage and close coupled w.c. Tiled floor. Ventilation.

**Externally** The property enjoys low maintenance garden areas to both the front and rear with the added advantage of having a double width driveway to the rear.

**Council Tax** Cardwells letting agents Bolton premarket research indicates that the property is council tax band B which at the current cost is approximately £1763 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** 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)