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## CHORLEY OLD ROAD, DOFFCOCKER, BOLTON BL1 5SE



- Well presented three bed and terrace
- Warmed by gas ch/upvc double glazed
- Hallway, lounge & fitted kitchen
- Paved driveway
- Downstairs W/C
- Low maintenance garden
- Available Now



**Monthly Rental Of £950**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: 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

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Available now for a minimum 12 month term is this lovely three bedroom and terrace in Doffcocker. Ideally placed for excellent transport links to Middlebrook and beyond, fabulous local amenities and on the cusp of beautiful countryside. Briefly comprising: Timber entrance door, hallway, lounge, fitted kitchen, cloaks WC, landing, three good bedrooms, the master being fitted and a family bathroom suite. To the outside is driveway parking with double timber gates giving access to a low maintenance rear garden complete with timber storage shed. Warmed by gas central heating and the upvc double glazed throughout, viewings are welcomed, seven days a week by ringing Cardwell Letting Agents Bolton on 01204381281 or via email at [Lettings@cardwells.co.uk](mailto:Lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

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

**Hallway** 3' 7" x 4' 2" (1.09m x 1.27m) uPVC double glazed window, wall mounted radiator, turning staircase to the landing.

**Lounge** 14' 0" x 13' 9" (4.26m x 4.19m) Feature fireplace and surround with ornamental fire, uPVC double glazed window, two wall mounted radiators.

**Kitchen** 8' 2" x 13' 9" (2.49m x 4.19m) Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, freestanding oven, two uPVC double glazed windows, upvc door giving access to the rear garden.

**Cloaks W/C** 4' 1" x 2' 6" (1.24m x 0.76m) Frosted upvc double glazed window, WC, stairs storage cupboard housing the gas combination boiler.

**Landing** 5' 10" x 6' 5" (1.78m x 1.95m) uPVC double glazed window.

**Bedroom One** 9' 6" x 8' 7" (2.89m x 2.61m) Professionally fitted wardrobes and vanity unit, upvc double glazed window, wall mounted radiator.

**Bedroom Two** 11' 11" x 8' 1" (3.63m x 2.46m) Built in airing cupboard, upvc double glazed window, wall mounted radiator, wall shelving.

**Bedroom Three** 9' 1" x 7' 10" (2.77m x 2.39m) uPVC double glazed window, wall mounted radiator.

**Family Bathroom** 6' 3" x 6' 4" (1.90m x 1.93m) Three piece suite comprising WC, pedestal wash basin, bath with overhead electric shower and fitted curtain, full wall tiling, frosted upvc double glazed window, wall mounted radiator.

**Externally** To the outside is double driveway parking with double timber gate giving access to a low maintenance rear garden complete with a timber storage shed.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 72m<sup>2</sup>.

**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.

**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 freehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**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 Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

