



WELLINGTON ROAD, BURY, BL9 9BG



- Three Bed Semi Detached
- Two Reception Rooms
- Garage to Rear
- Well Presented Throughout
- Close to Collages & Schools
- Available Now
- 5 Weeks Deposit Requirede
- Council Tax Band C



£1500 PCM

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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached home TO LET. Available immediately this property comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts gardens to the front and rear with a detached garage to rear. Situated close to Holy cross college, Bury collage and a handful of primary and high schools this lovely property would suit a growing family. Internal viewing is highly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Ceiling light point. Radiator. Understairs storage.

Lounge 12' 6" x 12' 2" (3.81m x 3.71m) UPVC double glazed bay window to front aspect. Radiator, ceiling light point.

Dining Room 12' 7" x 12' 5" (3.83m x 3.78m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point. Open plan to kitchen.

Kitchen 19' 3" x 7' 8" (5.86m x 2.34m) UPVC double glazed window to rear and side aspect. Radiator. A range of base units with Belfast sink. Gas hob, electric oven. Washing machine. Ceiling light point.

First Floor Landing

Bedroom 1 13' 2" x 10' 8" (4.01m x 3.25m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Bedroom 2 12' 5" x 11' 8" (3.78m x 3.55m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Shower cubicle with overhead shower.

Bedroom 3 8' 2" x 6' 8" (2.49m x 2.03m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wardrobes.

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Externally laid to lawn gardens to front and rear. To the rear a detached garage with up and over door.

Price £1500 PCM

Viewing 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

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

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, 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 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)

