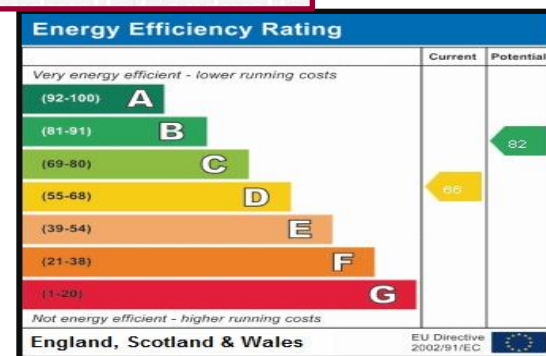
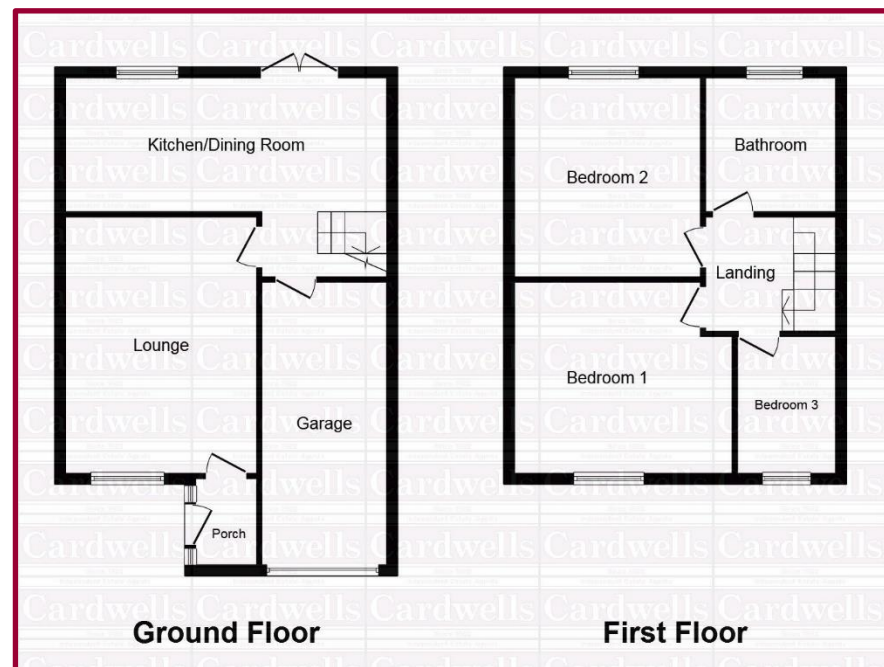




BOROUGH AVENUE, RADCLIFFE, MANCHESTER, M26 2QG



- Very well presented three bed mid mews
- Porch/lounge/dining kitchen
- Landing/3 good bedrooms
- Three piece family bathroom suite
- Driveway parking/single garage
- Available for a minimum 12 month let
- Deposit £1370
- Council Tax Band A



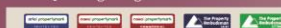
£1195 PCM

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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.



A very well presented three bedroom mid mews property available to rent now via Cardwells. Situated just off Dumers Lane and being in close proximity to Radcliffe town centre, local schools and nurseries and excellent amenities. Briefly comprising: porch, lounge, dining kitchen with double doors leading to the rear and a personal door to the garage, landing, three good beds and a three piece family bathroom suite. Outside offers driveway parking leading to a single garage and a well appointed rear garden designed for all year round use. The property is warmed via a gas combination boiler and is a UPVC double glazed throughout. Available for a minimum 12 month period, a personal inspection is highly recommended to appreciate all on offer. Viewings are available, seven days a week via Cardwells estate agent Bury on 0161 761 1215 or via email at lettings@cardwells.co.uk. Please watch the online walk-through video via to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 5' 5" x 3' 10" (1.65m x 1.17m) UPVC entrance door into, UPVC double glazed windows, wall mounted alarm pad.

Lounge 16' 1" x 12' 0" (4.90m x 3.65m) Feature fireplace and surround with inset electric fire, fitted carpets, neutral decor, UPVC double glazed window wall mounted radiator.

Dining Kitchen 12' 4" x 20' 2" (3.76m x 6.14m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink with mixer tap over, base and wall units, oven with 4 ring electric hob with extractor above, space for white goods, cushion flooring to the kitchen area, fitted carpets to the dining area, UPVC doors leading to the back garden, UPVC double glazed window, wall mounted radiator, personal door to the garage, turning staircase to the landing.

Landing 6' 5" x 8' 3" (1.95m x 2.51m) Fitted carpets, loft access point.

Bedroom One 12' 1" x 11' 9" (3.68m x 3.58m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 1" x 11' 8" (3.38m x 3.55m) Fitted carpets, UPVC double glazed, window wall mounted radiator.

Bedroom Three 8' 7" x 8' 3" (2.61m x 2.51m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bathroom 8' 6" x 8' 2" (2.59m x 2.49m) Three piece suite comprising WC, wash basin, P shaped bath with mixer shower attachment, cushion flooring, partial wall tiling, airing cupboard housing the gas combination boiler, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally Offers driveway parking leading to a single garage and there is a well appointed low maintenance garden to the rear designed for all year round use.

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 All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 0161 7611215 or via lettings@cardwells.co.uk

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).

Flood Risk Information Flood risk information: Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwell Letting Agents Bury pre market research indicates that the property is of a freehold tenure.

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

Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is approximately £1,525.00 per annum payable to Bury council.

