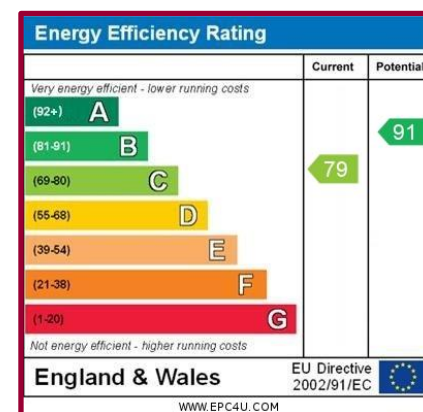
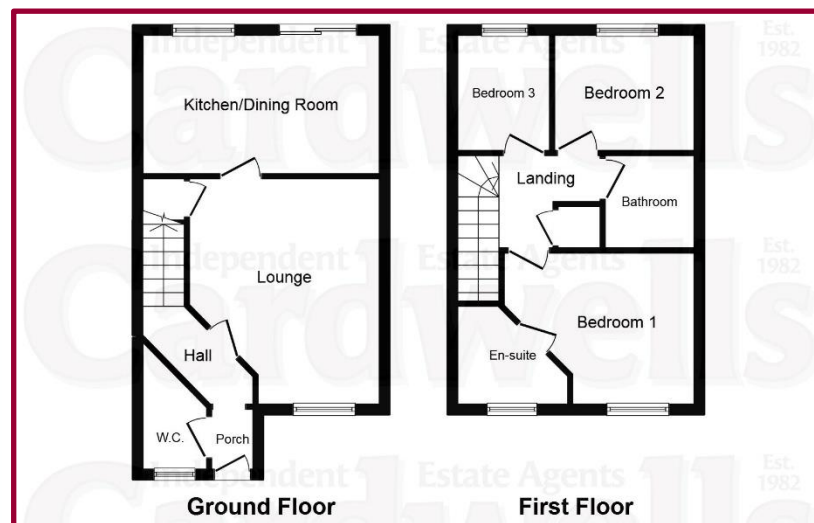




Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances 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

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FATHER RYAN DRIVE, HEYWOOD, OL10 3FR



- 3 Bedroomed Semi Detached
- En-Suite to Master Bedroom
- Lounge, Kitchen-Diner
- Driveway Parking
- Enclosed Rear Garden
- Open Aspect to Rear
- Freshly decorated throughout
- Minimum 12 Month Lease



Monthly Rental Of £1,200

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Available now to rent for a minimum of 12 months this modern three bedroom semi detached is located on a well regarded development of similar styled housing having schools shops and recreational area close by. The property is well presented having recently been decorated throughout and provides for stylish and comfortable accommodation which briefly comprises: entrance hallway, guest WC, lounge, fitted dining kitchen, three bedrooms (master with ensuite) and a three piece family bathroom. Externally the property enjoys garden areas to both front and rear with allocated parking for one vehicle to the front. Early viewing is highly recommended which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwells Estate Agents Bolton office on (01204) 381281, emailing lettings@cardwells.co.uk or online at cardwells.co.uk.

Double glazed door to the front elevation leading into the hall. Radiator. Alarm panel.

Guest WC Double glazed window to the front elevation. Two piece suite comprising close coupled WC and corner hand wash basin. Radiator.

Lounge 14' 4" x 11' 11" (4.37m x 3.63m) 3.63 m x 4.37 m. Double glazed window to the front elevation. Radiator. Under stairs store.

Kitchen/Diner 15' 3" x 8' 10" (4.65m x 2.68m) Double glazed window and double glazed French doors to the rear elevation. Range of fitted base units with contrasting worksurfaces and matching wall mounted cabinets. In set 1 1/2 bowl sink and drainer. Four burner gas hob with electric double oven below and extractor hood over. Space for fridge freezer. Plumbed for washing machine and dishwasher. Central heating boiler. Radiator.

First Floor Landing Loft access.

Bedroom 1 11' 11" x 9' 7" (3.63m x 2.93m) Double glazed window to the front elevation. Radiator. Over stairs store.

En-suite Double glazed window to the front elevation. Three piece suite comprising corner shower cubicle, close coupled WC and pedestal wash hand basin. Radiator.

Bedroom 2 8' 11" x 7' 9" (2.72m x 2.37m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 7' 7" x 6' 2" (2.31m x 1.88m) Double glazed window to the rear elevation. Radiator.

Bathroom Three-piece suite comprising bath with shower and screen over, pedestal wash hand basin and close couple WC. Chrome heated towel rail.

Externally Externally the front of the property has a garden area laid mainly to lawn and allocated parking for one car. The rear has an enclosed garden area with paved patio leading to lawn. Wooden shed.

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 with the Deposit Protection Scheme, more information can be found at 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 subject to a minimum of £150.

Council Tax Rating The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is B rated which is at an approximate annual cost of £1,912 (at the time of writing).

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

