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CHURCHBECK CHASE, STONECLOUGH, M26 1RG



- 2 bedroom second floor apartment
- Open plan living/kitchen
- En-suite and family bathroom
- Allocated parking
- Excellent transport links
- Electric heating and double glazed
- Council tax band B
- EPC Rating C



Monthly Rental Of £850

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the sought after area of Stoneclough is this well appointed second floor apartment which is offered to let right away. Internally the property is well presented throughout and the accommodation comprises an entrance hallway, open plan kitchen/living room, family bathroom, two double bedrooms with an en-suite to the main bedroom. Externally there is allocated parking. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email lettings@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light points, wall mounted electric radiator, storage cupboards.

Lounge/Kitchen Area 19' 4" x 10' 11" (5.89m x 3.32m) Ceiling light points, dual aspect double glazed windows, ranger fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, a washing machine, space for a fridge freezer, wall mounted electric, radiators.

Bedroom One 10' 1" x 10' 2" (3.07m x 3.09m) Ceiling light point, double glazed window, wall mounted electric, radiator.

En Suite 7' 2" x 5' 1" (2.18m x 1.56m) Ceiling light point, extractor fan, three-piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, wall mounted heated towel rail.

Bedroom Two 10' 2" x 8' 0" (3.09m x 2.44m) Ceiling light point, double glazed window, wall mounted electric radiator, loft access.

Bathroom 6' 11" x 4' 11" (2.12m x 1.51m) Ceiling light point, extractor fan, three-piece suite incorporating a WC, pedestal sink, panel bath with mixed tap and shower above, tiled splashback to the walls, wall mounted heated towel rail.

Externally Allocated parking

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 collected by Cardwells and passed on to the landlord who will lodge this via My Deposits, more information can be found at <https://www.mydeposits.co.uk/>

Council Tax Band The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,866 (at the time of writing).

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

Flood Risk Information Cardwells Estate Agents Bolton pre-marketing research indicates that the property is in a position which is regarded as having a “very low” risk of flooding.

Conservation Area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not set within a conservation area.

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

