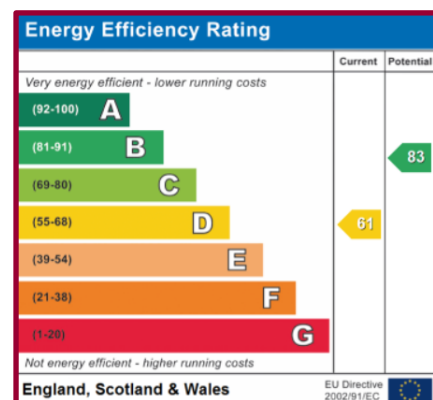
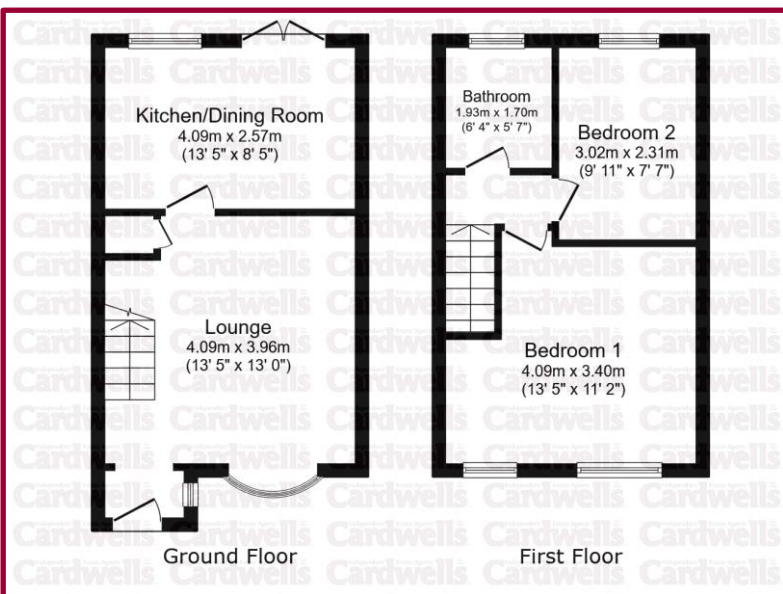


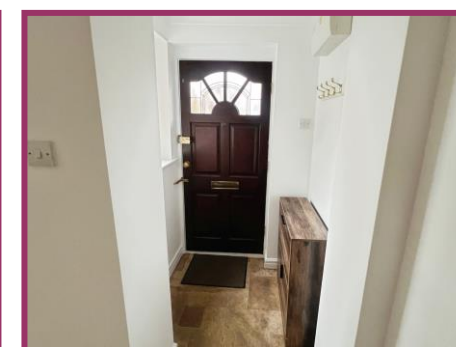


Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

TROON CLOSE, BEAUMONT CHASE, BOLTON, BL3 4XG



- Very well presented
- 2 Bedrooms
- Porch, lounge & dining kitchen
- Rear garden
- Available now
- Driveway parking



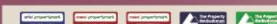
Monthly Rental Of £950

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



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.



Cardwells Letting Agents Bolton offer to the fully managed rental market this very well presented two bed mews style property which is tucked away at the head of a cul-de-sac on the ever popular Beaumont Chase development. Ideally situated for the commuter via the M60 motorway network and in close proximity to excellent bus and rail links, amenities and local schools. Briefly comprising: porch, bay fronted lounge, dining kitchen, landing, two double bedrooms with a fitted master and a family bathroom suite. To the outside is driveway parking to the front and there is a large enclosed garden to the rear. Viewings can easily be arranged by calling Cardwells Letting Agents Bolton, seven days a week on 01204 381281 or via email at Lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 2' 6" x 4' 2" (0.76m x 1.27m) Timber door, uPVC double glazed window.

Lounge 13' 0" x 13' 5" (3.96m x 4.09m) Spindled staircase to the landing, under stairs storage cupboard housing the gas boiler, wall mounted electric fire, uPVC double glazed hanging bay window, wall mounted radiator.

Dining Kitchen 8' 5" x 13' 5" (2.56m x 4.09m) Fitted kitchen comprising sink units with mixer tap over, base and wall units, cooker with extractor above, dining table and chairs, wall mounted radiator, uPVC double glazed window, double doors giving access to the garden.

Landing 2' 11" x 5' 10" (0.89m x 1.78m)

Bedroom One 11' 2" x 13' 5" (3.40m x 4.09m) Professional fitted wardrobes and vanity unit, built in airing cupboard, two uPVC double glazed windows, wall mounted radiator.

Bedroom Two 9' 11" x 7' 7" (3.02m x 2.31m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 4" x 5' 7" (1.93m x 1.70m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower and bifold screen, frosted uPVC double glazed window, wall mounted radiator.

Externally To the outside is double driveway parking to the front and there is a large enclosed rear garden.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 55m².

Tenure Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band B with Bolton Council at an approximate cost of around £2126.00 per annum.

Flood Risk Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bolton research shows 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

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.

