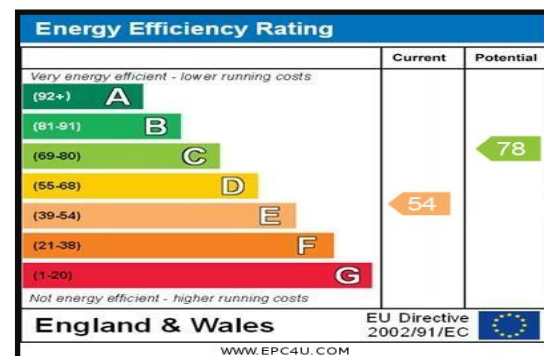
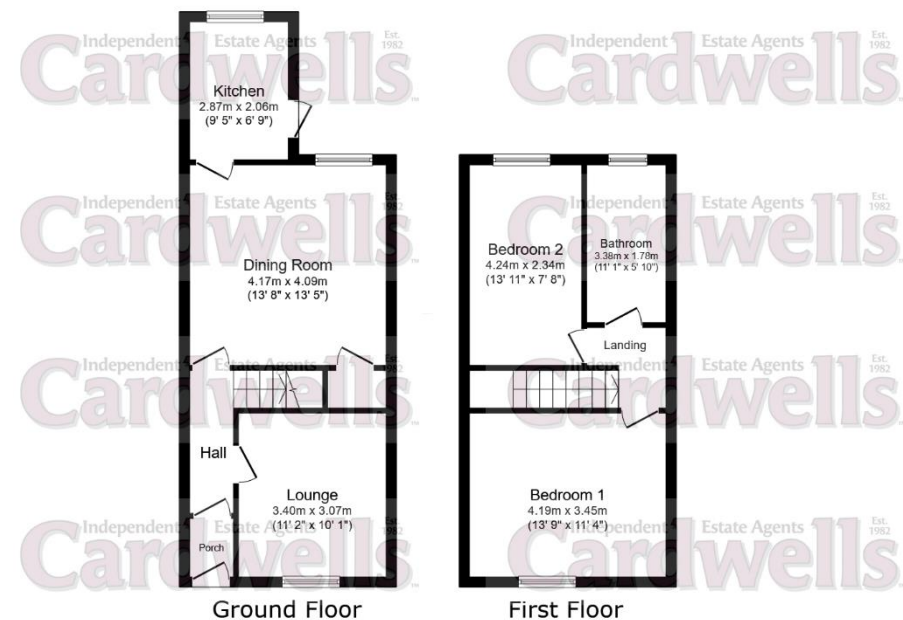




ROYDS STREET, ACCRINGTON, LANCASHIRE BB5 2LH



- Very well presented two bed mid terrace
- Hall/lounge/dining room/fitted kitchen
- Landing/2 bedrooms/family bathroom
- Warmed by gas ch/upvc double glazed
- Close to amenities and local schools
- Deposit of £800
- Available now
- Council Tax band A



£695.00 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton are delighted to offer to the fully managed rental market this very well presented extended two bedroom terrace property on Royds Street in Accrington. Boasting accommodation of approximately 85 m² the property is ideal for the commuter with its easy access to the M65 motorway network with many local amenities, local nurseries and schools all close by. Briefly comprising: Vestibule, hallway, lounge, dining room, extended kitchen, landing, two double bedrooms and a well appointed three piece family bathroom suite. To the outside is readily available on street parking and there is a paved front garden behind a low stone palisade to the front and there is an enclosed yard to the rear with outhouse storage. Viewings are available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281, via email at lettings@cardwells.co.uk or by visiting www.cardwells.co.uk In the first instance there is a walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Vestibule 4' 0" x 3' 3" (1.22m x 0.99m) Frosted skylight, timber and glass door giving access to.

Hallway 10' 9" x 3' 3" (3.27m x 0.99m) Wall mounted radiator.

Lounge 11' 2" x 10' 1" (3.40m x 3.07m) uPVC double glazed window, wall mounted radiator.

Dining Room 13' 8" x 13' 5" (4.16m x 4.09m) uPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

Kitchen 9' 5" x 6' 9" (2.87m x 2.06m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, cupboard housing the gas combination boiler, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear.

Landing 5' 11" x 5' 10" (1.80m x 1.78m)

Bedroom One 11' 4" x 13' 9" (3.45m x 4.19m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

Bedroom Two 13' 11" x 7' 8" (4.24m x 2.34m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

Family Bathroom 11' 1" x 5' 9" (3.38m x 1.75m) Three piece suite comprising Wc, pedestal wash basin, bath with electric shower and fitted curtain, frosted uPVC double glazed window, wall mounted radiator.

Outside To the outside is readily available on street parking, a paved front garden behind a low stone palisade to the front and an enclosed yard to the rear with outhouse storage.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 66m².

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 A with Lancashire Council at an approximate cost of around £1,643.56 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 Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

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.

