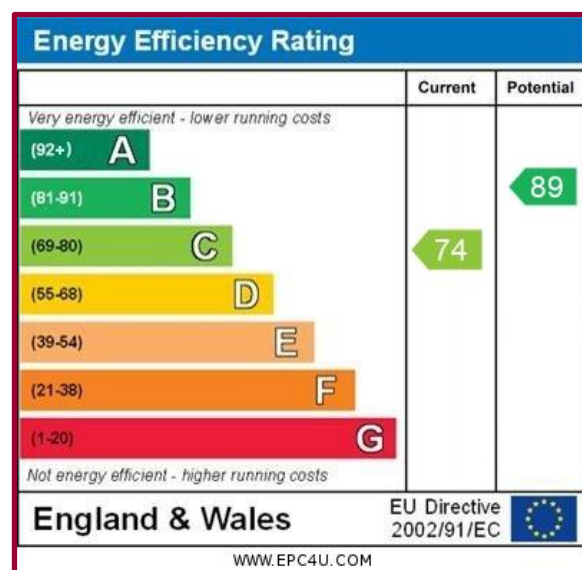




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MUSGRAVE ROAD, HEATON, BOLTON, BL1 4HW



- Very well presented
- Lounge with exposed brick fireplace
- Well appointed high gloss kitchen
- 2 good bedrooms
- Warmed by gas CH/upcv double glzd
- Available now



Monthly Rental Of £825

BOLTON

11 Institute St, Bolton, BL1 1PZ
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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the rental market is this very well presented two bed mid terrace property on Musgrave Road. Heaton is well served by array of local amenities, popular bars and restaurants, highly regarded nurseries and schools with excellent transport links all within a short commute. Warmed via gas central heating and UPVC double glazed throughout the property briefly comprises: Composite entrance door, vestibule, lounge with exposed brick feature fireplace, well appointed professionally fitted high gloss kitchen, landing, two good bedrooms and a family bathroom suite. To the outside of a low maintenance garden behind a brick palisade and there is an enclosed yard to the rear. Viewings are available seven days a week by calling Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Vestibule 3' 1" x 3' 4" (0.94m x 1.02m) Skylight, timber door giving access to.

Lounge 14' 6" x 12' 3" (4.42m x 3.73m) Feature exposed brick fireplace, UPVC double glazed window, wall mounted radiator.

Dining Kitchen 10' 2" x 12' 3" (3.10m x 3.73m) Well appointed professionally fitted kitchen comprising sink unit with mixer tap over, high gloss base and wall units, oven, four ring gas hob with extractor above, space for white goods, upvc double glazed window, complimentary brick tiled splash backs, UPVC door giving access to the rear yard.

First Floor Landing 5' 11" x 5' 3" (1.80m x 1.60m)

Bedroom One 10' 0" x 12' 3" (3.05m x 3.73m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 8' 9" x 9' 5" (2.66m x 2.87m) Built in storage cupboards, two uPVC double glazed windows, wall mounted radiator.

Bathroom 5' 10" x 9' 0" (1.78m x 2.74m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, wall mounted heated towel rail.

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,600.00 per annum payable to Bolton council.

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.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 60m².

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

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

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

