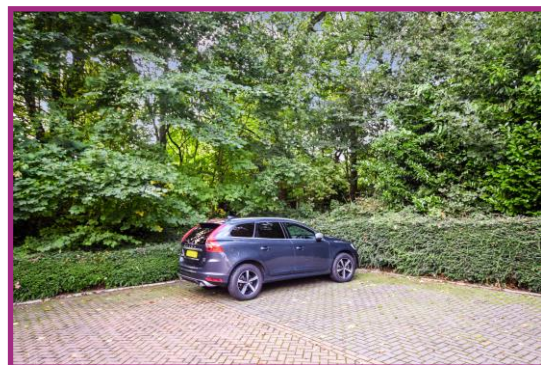


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CLEVELANDS DRIVE, HEATON, BOLTON, BL1 5GJ



- Stunning 2 bed apartment
- 1st floor position
- Quality interior
- Lovely sought after location
- Master bed with en suite
- 2 parking spaces
- Communal lift
- Available August 2026



Monthly Rental Of £1,125

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

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A stunning first floor two bedroom apartment for rent, available August 2026. Clevelands Drive is a modern development constructed by Jones homes situated within a sought-after location within lovely leafy surroundings, close to good schools and amenities. The accommodation briefly comprises communal entrance hall, lift and stairs to all floors. Entrance hall, Dining room/living room, kitchen/breakfast room, master bedroom with an en suite shower room, bedroom two, and a bathroom. Viewing is highly recommended through Cardwells Letting agents 7 days a week lettings@cardwells.co.uk 01204 381 281.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Radiator, Fitted storage cupboard, walk in airing cupboard/room.

Lounge/Dining Room Bay window Seating area with three double glazed windows, which overlook the communal gardens, further double glazed window side garden aspect, five radiators, inset spotlights.

Kitchen/Breakfast Room Double glazed window side garden aspect, range of fitted modern wall and base units with granite working surfaces And tiled splash back., Inset 1 1/2 bowl single drainer sink unit with mixer tap, built in open and grill, inset four ring gas burner hob, extractor canopy above, integrated fridge and freezer, Integrated dishwasher integrated washer dryer tiling to the floor, radiator, inset spotlights.

Master bedroom Double glazed window communal garden aspect, fitted wardrobes and drawers, radiator

En-Suite Shower Room Shower cubicle, wash basin, close coupled WC, Chrome plated heated towel rail, wall mounted vanity unit tiling to the floor and walls, inset spotlights.

Bedroom Two Double glazed window communal garden aspect, fitted wardrobes and drawers, radiator.

Bathroom Bath with shower over head & glass screen, wash hand basin. w/c, towel radiator, fully tiled.

Externally Outside there are delightful Well maintained gardens. There is a car park with two allocated parking spaces (numbered 56). The main door leading into the building has a security entry system and add lift leading to all floors.

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 via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Council Tax Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,400 per annum.

Floor Area Total internal floor area 828 ft 2 which is 77 m 2.

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

Tenure Cardwells Estate Agents Bolton research shows the property is Leasehold

Conservation Area Cardwells Estate Agents Bolton research shows the property is in the Chorley New Road 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.

