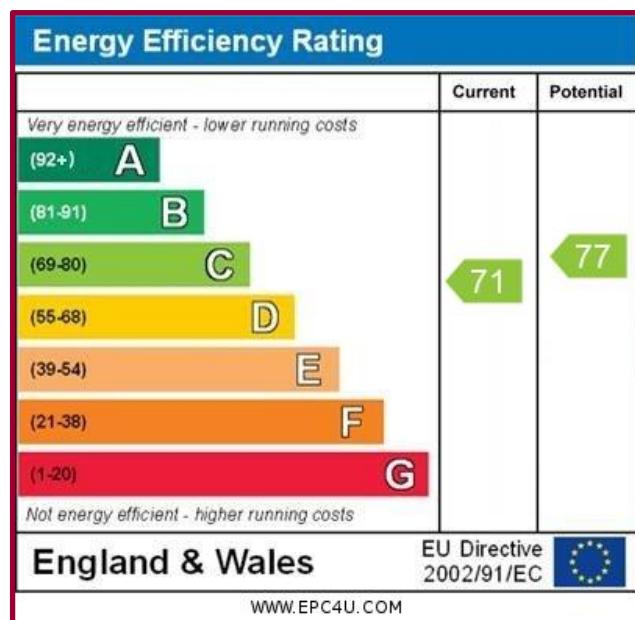


CROSBY ROAD, HEATON, BOLTON, BL1 4EL



- Mid terrace
- Two Bedrooms
- Lounge & Dining Room
- Kitchen extension
- No Deposit option available
- Available now



Monthly Rental Of £900

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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E: lettings@cardwells.co.uk



Cardwells letting agents Bolton offer to the fully managed rental market for a minimum 12 month term this extended two bed mid terrace on Crosby Road in the ever popular area of Heaton. Situated close to Morrisons, excellent transport links with highly regarded local schools and nurseries all within walking distance. Briefly comprising: Vestibule, lounge, dining room, extended kitchen, landing, two bedrooms and a family bathroom. To the outside is readily available on street parking, a small front garden and an enclosed yard to the rear. Viewings are available, seven days a week by calling Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 0" x 2' 11" (0.91m x 0.89m) Timber door giving access to.

Lounge 16' 5" x 13' 0" (5.00m x 3.96m) Feature fireplace and surround with ornamental fire, upvc double glazed window, wall mounted radiator.

Dining Room 10' 4" x 13' 0" (3.15m x 3.96m) Wall mounted radiator, staircase giving access to the landing.

Kitchen 7' 2" x 10' 6" (2.18m x 3.20m) Fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, complementary tiled splash backs, upvc double glazed window, wall mounted radiator.

Landing 5' 1" x 5' 7" (1.55m x 1.70m)

Bedroom One 13' 11" x 11' 11" (4.24m x 3.63m) Professionally fitted wardrobes and bridging cabinets, upvc double glazed window, wall mounted radiator.

Bedroom Two 12' 9" x 7' 0" (3.88m x 2.13m) Cupboard housing the gas boiler, built in shelving, upvc double glazed window, wall mounted radiator.

Bathroom 16' 5" x 5' 5" (5m x 1.65m) Three piece suite comprising wc, pedestal wash basin, bath with mixer shower attachment and fitted bi folding screen, full wall tiling, frosted upvc double glazed window, wall mounted radiator.

Externally To the outside is readily available on street parking with a small front garden and there is an enclosed yard to the rear.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 71m².

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.00 per annum payable to Bolton council.

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

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

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 Option 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

No Deposit Option Find out how to rent this property deposit free with **Reposit** - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to **Reposit** subject to a minimum of £150.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

