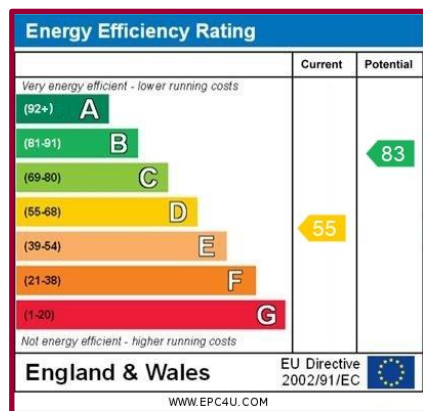
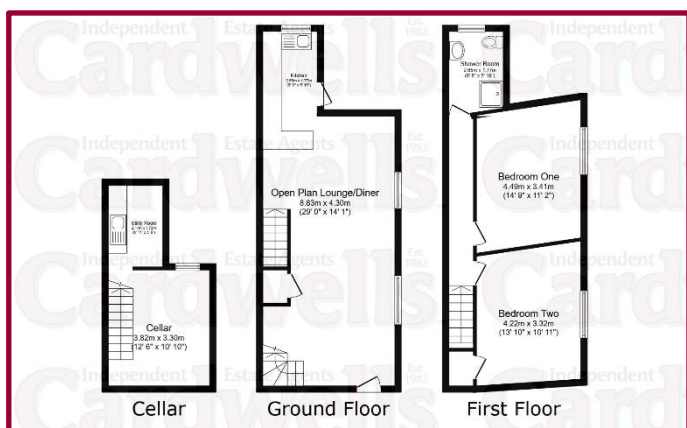




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CHORLEY ROAD, BLACKROD, BOLTON, BL6 5JR



- Accommodation over three levels
- Two double bedrooms
- Sizable open plan lounge/diner
- Quality kitchen with integrated
- Parking to rear
- Available September 2026



Monthly Rental Of £995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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AVAILABLE SEPTEMBER 2026. A detached two bedroom home with accommodation over three levels set in the heart of Blackrod village, being just a short walk away from the post office, while village shops, restaurants, bars, cafes and superb transport links via both the M61 and the railway network are all within easy reach. The accommodation on offer briefly comprises: open plan lounge/diner, quality fitted kitchen with integrated dishwasher, fridge, and freezer, first floor landing, two double bedrooms, shower room, to the lower level there is a utility room and a cellar/hobby room. Externally there is off-road parking to the rear of the property. The detached home benefits from UPVC double glazing, gas combination central heating, a security alarm system, neutral decorations, quality carpeting. The landlord is happy for the incoming tenant to decide if they would prefer a traditional deposit of five weeks rent lodged with the Deposit Protection Service (DPS) or a Reposit insurance backed scheme, please speak to Cardwells Letting Agents Bolton for further details about this. In the first instance there is a walk through viewing video available to watch, then a personal viewing inspection can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge/Diner 29' 0" x 14' 1" (8.835m x 4.293m) Measured at maximum points. 2UPVC windows to the side, three radiators, skimmed ceiling with inset spot lighting, painted beams, spindle staircase off to the first floor, under stairs storage space, the lounge diner opens up into the fitted kitchen.

Kitchen 14' 8" x 6' 2" (4.478m x 1.892m) A professionally fitted modern kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated freezer, integrated fridge, oven/grill, gas hob with extractor over, stainless steel sink and drainer, integrated dishwasher, UPVC window to the rear, rear entrance door, ceramic wall and floor tiling, spot lighting.

Landing 17' 6" x 2' 7" (5.342m x 0.775m) Loft access point, spot lighting.

Master Bedroom 14' 9" x 11' 3" (4.494m x 3.419m) Measured at maximum points, UPVC window to the side, radiator, quality carpet, neutral decorations.

Bedroom Two 13' 10" x 10' 10" (4.229m x 3.298m) UPVC window to the side, radiator, quality carpet, built-in storage space over the stairs, neutral decorations.

Shower Room 8' 9" x 5' 8" (2.679m x 1.727m) A three piece shower room suite comprising dual flush WC, pedestal wash handbasin and shower area, UPVC window, heated towel rail, extractor, ceramic wall and floor tiling.

Cellar/Lower Level

Utility Room 6' 11" x 5' 8" (2.113m x 1.722m) Belfast sink, radiator, gas combination central heating boiler, plumbing for washing machine.

Hobby Room 13' 2" x 10' 9" (4.015m x 3.283m) Measured at maximum points, radiator, the room has a barrel like roof, UPVC window and central strip lighting. This may be ideal as a hobby room, gymnasium, Man Cave etc.

Externally To the rear of the property, there is a driveway providing off-road car parking.

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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Bolton Council Tax The property is situated in the Borough of Bolton, therefore council tax is payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is in C Band which is at an appropriate annual cost of £1,909.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

