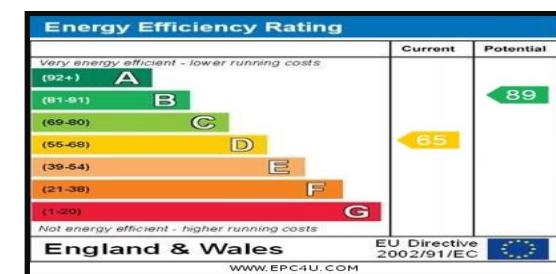
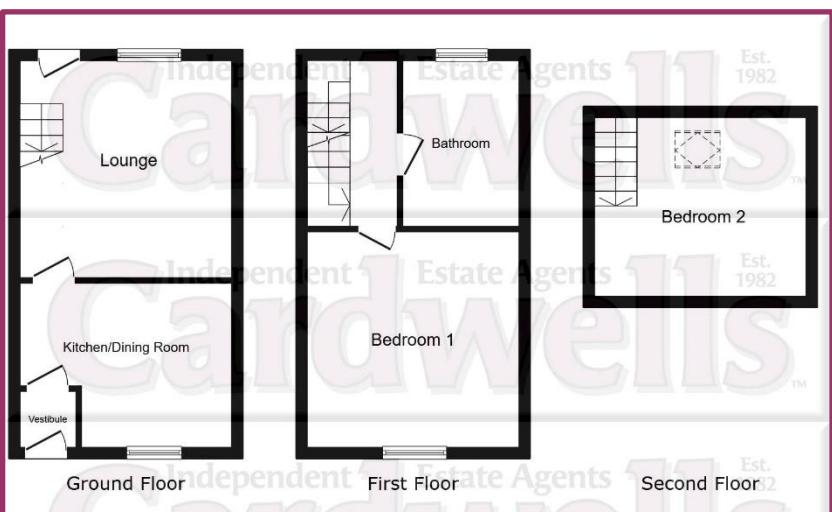


VINCENT STREET, HEATON, BOLTON, BL1 4SA



- Very well presented 2 bed mid terrace
- Accommodation over three levels
- Lounge/Dining Kitchen/first floor landing
- Four piece family bathroom suite
- Converted loft room with velux window
- Minimum 12 Month Tenancy



**£900 PCM**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

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Offered to the market via Cardwells Estate Agents Bolton is this very well presented 2 double bedroom mid terrace, offering versatile accommodation over 3 levels. Situated on Vincent Street off Gilnow Road in Heaton and as such being ideally located for local amenities, excellent transport links, highly regarded local nurseries and schools with Queens Park a short walk away. Briefly comprising of timber entrance door, vestibule, lounge, dining kitchen, first floor landing with a double bedroom and four piece family bathroom and a converted loft room with velux window. To the outside is pavement fronted with readily available on street parking and an enclosed yard to the rear. Warmed by gas central heating and uPVC double glazed throughout. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). There is an online walkthrough video for your perusal.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** 3' 1" x 2' 11" (0.94m x 0.89m) Timber door giving access to the entrance vestibule with frosted skylight, timber door giving access to:

**Lounge:** 13' 6" x 12' 3" (4.11m x 3.73m) uPVC double glazed window, wall mounted radiator.

**Dining Kitchen:** 10' 0" x 12' 3" (3.05m x 3.73m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, complementary tiled splash backs, spindled staircase giving access to the first floor, space for white goods, timber door giving access to the rear, UPVC double glazed window, wall mounted gas combination boiler.

**Landing:** 10' 0" x 4' 10" (3.05m x 1.47m) Turning staircase giving access to the loft room.

**Bedroom One:** 13' 5" x 12' 3" (4.09m x 3.73m) uPVC double glazed window, wall mounted radiator.

**Bathroom:** 10' 1" x 7' 1" (3.07m x 2.16m) Family bathroom 10'1 x 7'1 four piece suite comprising WC, pedestal wash basin, bath, corner shower cubicle, frosted UPVC double glazed window, wall mounted radiator.

**Bedroom Two:** 8' 5" x 12' 0" (2.56m x 3.65m) Velux window, wall mounted radiator.

**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](http://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 Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,511

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 66 m<sup>2</sup>.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure, 950 years from 1877.

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

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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

