

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		84
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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KENILWORTH SQUARE, HEATON, BOLTON, BL1 6AS



- Two bedroom mid terrace
- Superb enclosed rear garden
- Communal parking in the square
- Available April 2026
- EPC rating of D
- UPVCDG, gas Combi, CH

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Monthly Rental Of £850

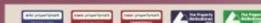
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom terrace property with a superb garden positioned in a consistently popular residential location with communal parking spaces to the front. The property is within walking distance of some super communities including: popular schools, shops, transport links, and some beautiful countryside. The accommodation on offer briefly comprises: entrance vestibule, living room with feature, marble fireplace, kitchen/diner, complete with appliances, first floor landing, two good bedrooms, and a white three-piece bathroom suite. Externally there is an enclosed garden area to the rear with external storage space, a front garden sits behind a low level wall and there is communal parking to the front within the square. The property benefits from UPVC double glazing, gas combination central heating. A viewing 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 there is a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule 3' 1" x 3' 1" (0.94m x 0.94m) Stained glass double glazed entrance door and stained glass window above, wood laminate flooring, built-in meter cupboard.

Living Room 16' 2" x 14' 2" (4.92m x 4.31m) Marble fireplace with intricate detailing to the surround and the mantle, UPVC bay window to the front with stained glass windows, radiator, wood laminate flooring, neutral decorations.

Kitchen / Diner 15' 0" x 14' 6" (4.57m x 4.42m) Fitted kitchen with an excellent range of: drawers, base and wall cabinets, stainless steel sink, and drainer, UPVC window overlooking the rear garden, wall mounted, gas combination central heating, boiler, quality double glazed rear entrance door, radiator, freestanding: fridge/freezer, Cooker, washing machine, and dryer, neutral decorations, ample dining space, spindle stairs off to the first floor.

Landing 5' 9" x 6' 3" (1.75m x 1.90m) Loft access point.

Master Bedroom 14' 4" x 14' 2" (4.37m x 4.31m) Large UPVC window, allowing the room to be flooded with natural light, large radiator, wood laminate flooring, neutral decorations.

Bedroom Two 9' 10" x 7' 8" (2.99m x 2.34m) UPVC window overlooking the rear garden, radiator, built-in wardrobe/storage space, wood laminate flooring.

Bathroom 6' 8" x 6' 2" (2.03m x 1.88m) White three-piece bathroom suites comprising: pedestal, wash hand basin, dual flush WC and bath with shower over and fitted glass shower screen, heated towel rail, double glazed window to the rear elevation.

Rear Garden The rear garden is fully closed and predominantly paved for easy maintenance with well stocked slightly raised flowerbeds with small trees and decorative shrubs, there is an external storage space.

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.

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

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 764 ft.²

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,511 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 Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

