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**RINGLEY GROVE, SHARPLES, BOLTON, BL1 7EP**



- Substantial corner plot
- Reception hallway/bay fronted lounge
- Open plan dining kitchen
- Three bedrooms
- Large rear garden
- Available now



**Monthly Rental Of £1,250**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market is this substantial corner plot three bed semi detached property on Ringley Grove in Sharples. On the cusp of beautiful countryside yet within the catchment area for highly regarded local nurseries, schools, popular bars and restaurants with excellent transport links all in close proximity. Briefly comprising: Reception hallway, fronted lounge with couch, large open plan dining kitchen, landing, three bedrooms and a family bathroom suite. To the outside is driveway parking and to the rear is a substantial corner plot garden. Viewings are readily available, seven days a week by calling Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

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

**Reception Hallway** 9' 10" x 5' 9" (2.99m x 1.75m) Wall mounted radiator, turning staircase to the landing.

**Lounge** 11' 3" x 12' 2" (3.43m x 3.71m) uPVC double glazed bay window, wall mounted radiator.

**Open plan dining kitchen** 13' 8" x 23' 9" (4.16m x 7.23m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, space for white goods, oven, hob, uPVC doors giving access to the rear, two uPVC double glazed windows, door giving access to the side.

**Landing** 7' 4" x 6' 11" (2.23m x 2.11m) Frosted timber glazed stained glass window.

**Bedroom One** 11' 1" x 11' 2" (3.38m x 3.40m) Professionally fitted furniture, uPVC double glazed bay window, wall mounted radiator.

**Bedroom Two** 10' 5" x 9' 5" (3.17m x 2.87m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

**Bedroom Three** 7' 1" x 6' 11" (2.16m x 2.11m) uPVC double glazed window, wall mounted radiator.

**Family Bathroom** 5' 10" x 6' 10" (1.78m x 2.08m) Very well appointed three piece suite comprising WC pedestal wash basin, P shaped bath with T bar mixer shower and choice of heads, wall tiling into the majority, frosted uPVC double glazed window, wall mounted heated towel rail.

**Externally** To the outside is driveway parking and to the rear is a substantial corner plot garden.

**Plot Size** Cardwells Letting Agents Bolton research shows the total internal floor area is 871 ft<sup>2</sup> / 81 m<sup>2</sup>

**Tenure** Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

**Council Tax** Cardwells Letting Agents Bolton research indicates that the council tax is band C with Bolton Council at an approximate cost of around £2126.00 per annum.

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

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

**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)

**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.

**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.

