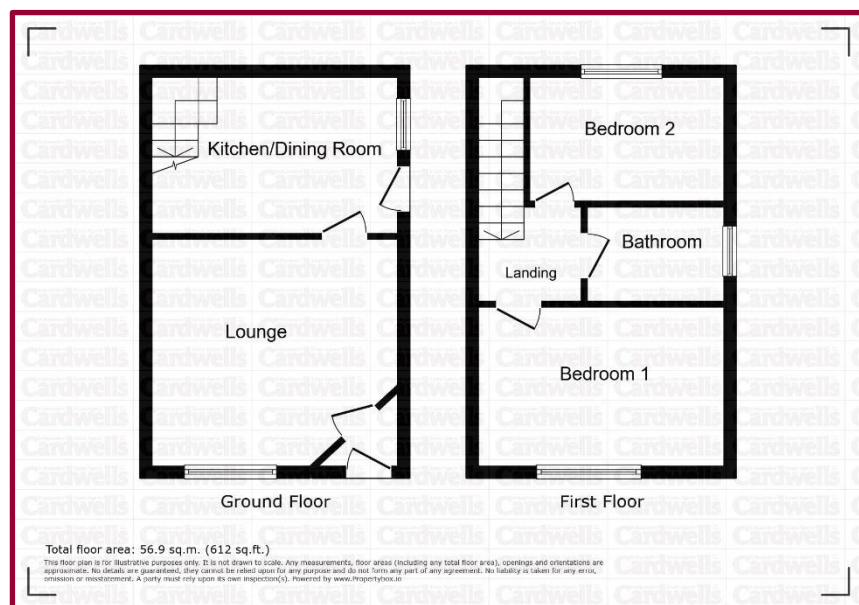




Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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

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**SCHOOL STREET, BROMLEY CROSS, BOLTON
BL7 9DH**



- Chocolate box stone cottage
- Furnished lounge/dining kitchen
- Two bedrooms
- Private patio garden to the side
- Warmed by gas /uPVC dble glazed
- Available mid August 2026



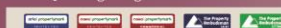
Monthly Rental Of £950

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A very well presented chocolate box two bedroom stone cottage available to let now via Cardwells Letting Agents Bolton on School Street in Bromley Cross. On the cusp of beautiful countryside with popular bars and restaurants including The Spread Eagle , Last Drop Village and Retreat, fabulous transport links including Bromley Cross railway station which directly serves Darwen, Blackburn and Manchester Victoria with highly regarded local nurseries and schools including Turton High School and Canon Slade all within the catchment area. Offered on a fully furnished basis and briefly comprising: Composite entrance door, vestibule, lounge, dining kitchen, landing, two good bedrooms and a well appointed family bathroom suite. To the outside is readily available on street parking and there is a private patio style garden to the side of the property. The property will be available mid August 2026 and to arrange a viewing, seven days a week please contact Cardwells Letting Agents Bolton on 01204 381281, via email at lettings@cardwells.co.uk or by visiting

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Vestibule: 4' 0" x 3' 5" (1.22m x 1.04m) Timber door giving access to.

Lounge: 12' 11" x 13' 11" (3.93m x 4.24m) Feature fireplace and surrounded with inset electric fire, uPVC double glazed window, wall mounted radiator.

Dining kitchen: 8' 10" x 13' 11" (2.69m x 4.24m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, space for white goods, integrated fridge freezer, complementary tiled splash backs, turning staircase to the landing, uPVC double glazed window, composite door giving access to the side.

Landing: 2' 10" x 6' 9" (0.86m x 2.06m)

Bedroom 1: 9' 0" x 12' 7" (2.74m x 3.83m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 7' 0" x 10' 10" (2.13m x 3.30m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas combination boiler.

Bathroom: 5' 4" x 7' 9" (1.62m x 2.36m) Well appointed three piece suite comprising Wc, wash basin on a vanity unit, bath with mixer shower, wall tiling to the majority, frosted uPVC double glazed window, wall mounted heated towel rail

Outside: To the outside is readily available on street parking and there is a private patio style garden to the side of the property.

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

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

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

Flood risk information: 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.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

