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## HOLMES COTTAGES, TEMPLE ROAD, SMITHILLS, BOLTON, BL1 3LU



- Very Well Presented 2 Bed Cottage
- Recently refurbished
- Brand New Downstairs Bathroom
- Gas CH/Upvc Double Glazed
- Pavement Fronted/ Garden To The Rear
- Available now
- Council Tax Band C
- Deposit £1035



## Monthly Rental Of £900

### 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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Cardwells Letting Agents Bolton are delighted to offer to the rental market for a minimum 12 month term this recently fully refurbished two bed mid on Temple Road in Smithills. On the cusp of beautiful countryside yet within close proximity to fabulous amenities, popular bars and restaurants with highly rated local nurseries and schools all within the catchment area. Briefly comprising: Upvc entrance door, vestibule, lounge, downstairs bathroom, fitted kitchen, landing and two good bedrooms. Recent refurbishments include new carpets, decor and a brand new bathroom in 2026. To the outside is pavement fronted with readily available on street parking and there is a low maintenance large rear garden overlooking woodlands. Viewings come with our highest recommendations to appreciate all on offer and are readily available, 7 days a week, by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

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

**Entrance Vestibule** 3' 3" x 3' 8" (0.99m x 1.12m) UPVC door, quality fitted laminate flooring, meter cupboard, wall shelving.

**Lounge** 14' 7" x 14' 5" (4.44m x 4.39m) Quality fitted laminate flooring, feature fireplace and surround with living flame gas fire, beamed ceiling, UPVC double glazed window wall mounted radiator.

**Dining Room** 8' 1" x 8' 6" (2.46m x 2.59m) Useful storage area with quality laminate flooring giving access to;

**Kitchen** 7' 0" x 13' 2" (2.13m x 4.01m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, roll edge worktops, oven with four ring electric hob, turning staircase to the landing, UPVC double glazed windows and a UPVC door to the rear garden.

**Bathroom** 7' 3" x 5' 6" (2.21m x 1.68m) Contemporary brand new three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, fitted extractor fan.

**Landing** 2' 11" x 5' 1" (0.89m x 1.55m) fitted carpet.

**Bedroom One** 14' 3" x 14' 5" (4.34m x 4.39m) Quality fitted carpet, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 7' 7" x 10' 11" (2.31m x 3.32m) Quality fitted carpet, cupboard housing the gas combination boiler, UPVC double glazed window, wall mounted radiator.

**Externally** Outside offers on road parking and a very well maintained garden to the rear with outhouse storage with power and lighting.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,015.00 per annum payable to Bolton council.

**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.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 68m².

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a low flood risk area.

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

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**Viewings** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

