



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

ROCHDALE OLD ROAD, BURY, BL9 7RG



- Three Bedrooms
- End Of Terrace Property
- Two Good Sized Reception Rooms
- Close To Fairfield Hospital
- Easy Access To Bury Town Centre
- Close To Local Amenities
- Available Immediately
- Early viewing advised!



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



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Cardwells estate agents in Bury are delighted to bring to market this modern three bedroom end terraced home. Located close to Fairfield hospital and offering easy access to Bury Town Centre, transport links and local amenities. This property is deceptively spacious boasting two reception rooms and a newly fitted kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally this property is garden fronted with an enclosed rear yard. Viewings come with our highest recommendations to appreciate all an offer and can easily be arranged by calling Cardwell letting agents Bury on 0161 7611215 or via email@lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Radiator, ceiling light point, stairs to first floor.

Lounge 10' 8" x 11' 7" (3.26m x 3.52m) UPVC double glazed window. Radiator. Ceiling light point

Dining Room 13' 9" x 13' 9" (4.2m x 4.2m) UPVC double glazed window and composite door. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Spotlighting. Radiator

Bathroom UPVC double glazed window. Radiator. Spotlighting. Twin grip panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 6" x 7' 2" (4.41m x 2.19m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 6" x 6' 8" (3.5m x 2.02m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 6' 11" x 6' 11" (2.1m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Gated and garden fronted with an enclosed rear yard.

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

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150.

Bury Council Tax Cardwells Estate Agents Bury premarketing research shows the property is situated in the borough of Bury and the council tax band is A at an approximate annual price of £1,703.

Floor area Total internal floor area 656 ft 2 which is 61 m 2. Cardwells Estate Agents Bury premarketing research shows that the overall approximate plot size is around 0.03 of an acre.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is of Leasehold tenure. 999 year lease with 841 years remaining.

Conservation Area Cardwells Estate Agents Bury premarketing research shows the property is not located within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

