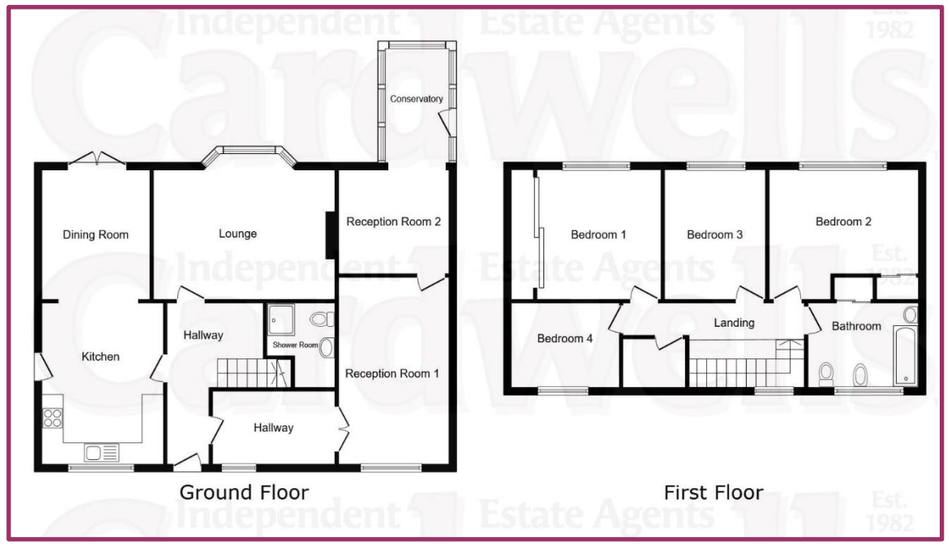
Viewings
Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

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

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

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)



Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

CHURCH ROAD – SMITHILLS – BOLTON – £1850 PCM

A simply stunning four bed detached on Church Road in Smithills available to let now.
On the cusp of beautiful countryside and in the catchment area for local highly regarded nurseries, schools with popular bars and restaurants, outdoor pursuits and excellent transport links all within close proximity. Warmed by gas central heating and UPVC double glazed to the majority, the property briefly comprises: Reception hallway, inner hallway giving access to a downstairs shower room, lounge, dining room, a further two reception rooms leading to a conservatory, professionally fitted kitchen with integrated appliances, landing, four bedrooms, two of which are fitted and a very well appointed five piece family bathroom suite. To the outside is a block paved driveway to the front providing off road parking for numerous cars and there is a beautiful garden to the rear with stunning views. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email at lettings@cardwells.co.uk

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
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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.

Reception Hallway 15' 5'' x 7' 8'' (4.70m x 2.34m)
Wall mounted radiator, turning staircase to the upper landing

Inner Hallway 11' 7'' x 6' 10'' (3.53m x 2.08m)
Wall mounted radiator, timber glazed window.

Downstairs
Shower Room 8' 8'' x 6' 4'' (2.64m x 1.93m)
Three-piece suite comprising WC, wash basin on a vanity unit, walk in corner shower cubicle, wall mounted heated towel rail.

Reception Room One 16' 11'' x 9' 6'' (5.15m x 2.89m)
Wall mounted radiator, UPVC double glazed at window.

2nd Reception Room & Conservatory 21' 7'' x 9' 6'' (6.57m x 2.89m)
uPVC double glazed window, UPVC door giving access to the side.

Lounge 11' 11'' x 16' 3'' (3.63m x 4.95m)
uPVC double glazed bay window, wall mounted radiator, double doors giving access to.

Externally
To the outside is a block paved driveway with parking for numerous vehicles and to the rear is a stunning garden which is predominantly laid to lawn and accessed via steps leading down from a patio area.

Council Tax
Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band F and the current cost is £3,263.00 per annum payable to Bolton council.

EPC
The performance certificate rating is D

Holding Depsoit
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

Nil 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

Approximate Plot Size
Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 185 m²

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

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Dining Room 11' 11" x 9' 11" (3.63m x 3.02m)
Wall mounted radiator, UPVC doors giving access to the rear garden.

Kitchen 14' 9" x 11' 2" (4.49m x 3.40m)
Bespoke professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting worktops, five ring range master hob with canopy extractor above, integrated appliances, uPVC double glazed window, purpose built breakfast bar, wall mounted radiator, uPVC door giving access to the side.

Landing 7' 9" x 16' 2" (2.36m x 4.92m)
uPVC double glazed window, built in laundry cupboard.

Bedroom One 11' 10" x 13' 8" (3.60m x 4.16m)
Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 2'' x 13' 6'' (3.40m x 4.11m)
Professionally fitted wardrobes, UPVC double glazed window, wall mounted radiator.

Bedroom Three 11' 10'' x 9' 3'' (3.60m x 2.82m)
uPVC double glazed window, wall mounted radiator.

Bedroom Four 7' 9'' x 10' 2'' (2.36m x 3.10m)
uPVC double glazed window, wall mounted radiator.

Family Bathroom 8' 5'' x 9' 10'' (2.56m x 2.99m)
Very well appointed five piece suite comprising WC, bidet, bath, pedestal wash basin, walk in shower cubicle, wall tiling to the majority, frosted uPVC double glazed window, wall mounted radiator.