

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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**NIPPER LANE, WHITEFIELD, M45 7RH**



- End Terraced House
- 2 Bedrooms
- Lounge, Fitted Kitchen/Diner
- Decorated throughout
- Close to Local Amenities
- Pets considered
- Available now
- Minimum 12 Month Tenancy



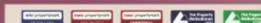
**Monthly Rental Of £995**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to offer to let this end terrace situated on the ever popular Nipper Lane. The property is ideally placed for local schools, amenities and offers excellent transport to both Bury and Manchester via the Metrolink. The property has been decorated throughout and a new kitchen floor has been laid, the minimum lease term is 12 months, the property is available to move into right away. Briefly comprising: lounge, kitchen/diner with professionally fitted units, oven and hob, two good sized bedrooms and a three piece white bathroom suite with P shaped bath and mixer shower above. There are small paved gardens to both the front and rear, uPVC double glazed throughout and heated via a gas combination boiler. Viewings can be arranged 7 days a week via Cardwells Estate Agents on 01204 381281 or email us on [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

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

**LOUNGE:** 14' 6" x 14' 6" (4.42m x 4.42m) Laminate flooring, 12v spot centre light, uPVC double glazed window, radiator.

**KITCHEN/DINER:** 12' 9" x 12' 5" (3.89m x 3.78m) Professionally fitted kitchen comprising of a host of matching wall and base units in a "shaker" style, contrasting roll edge worktops, one and a half bowl stainless steel sink with mixer tap, four ring electric hob, fan assisted electric oven, chimney style extractor fan, complementary tiled splashbacks, plumbed for washing machine, newly laid cushion flooring, uPVC door to rear garden, uPVC double glazed window, radiator, balustrade staircase to first floor.

**LANDING:** 5' 2" x 4' 10" (1.57m x 1.47m) Carpet, over head storage cupboards, loft access point.

**BEDROOM 1** 14' 6" x 15' 9" (4.42m x 4.8m) Laminate flooring, centre light, uPVC double glazed window, radiator.

**BEDROOM 2:** 7' 5" x 11' 5" (2.26m x 3.48m) Laminate flooring, storage cupboard housing gas combi boiler, three bridging cabinets, uPVC double glazed window, radiator.

**BATHROOM:** 4' 6" x 8' 0" (1.37m x 2.44m) Professionally fitted white three piece suite comprising; low level dual flush wc, P shaped bath with overhead mixer shower, pedestal wash basin, centre light, cushion flooring, heated chrome towel rail, frosted uPVC double glazed window.

**GARDENS:** Small paved front garden behind a low stone wall, paved rear garden.

**PARKING:** To the front and side of the property.

**PETS** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

**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 should you choose this option, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**REPOSIT** 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.

**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.

**COUNCIL TAX** The property is liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

**PLOT SIZE** The property is set in a plot which extends to a round 0.02 Acres of an acre and has a floor area of 731 ft 2 / 68 m 2

