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HADLEIGH CLOSE, SHARPLES, BOLTON, BL1 7RQ



- Available early October 2026
- Driveway parking
- Reception hallway/lounge
- Very well appointed dining kitchen
- Three bedrooms & fitted master
- Landscaped gardens to rear
- Council tax band C
- Garage



Monthly Rental Of £1,200

BOLTON

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

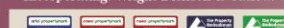
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market is this lovely 3 bed semi detached property on Hadleigh Close. Tucked away on a quiet cul-de-sac of similar properties and close to Sharples and all its highly regarded local nurseries, schools, amenities, bars and restaurants and excellent transport links are all within easy reach. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all an offer and briefly comprises: Reception hallway, bay fronted lounge, very well appointed dining kitchen with integrated appliances, landing, three bedrooms, the master has been fitted and a three piece family bathroom suite. To the outside is driveway parking leading to a single garage with power and lighting which is also plumbed for white goods and to the rear is a lovely landscaped split level garden bordered by mature perennials and shrubs. The property is currently tenanted and will be available to move in early October 2026. Viewings are readily available by calling Cardwells Letting Agents Bolton in the first instance on 01204 381281 or via email lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Canopy Storm Porch Opens into:

Reception Hallway 14' 9" x 5' 7" (4.49m x 1.70m) Spindled staircase to 1st floor landing, under stairs storage, radiator.

Lounge: 14' 11" x 10' 3" (4.54m x 3.12m) Feature fireplace and surround, inset living flame gas fire, carpet, uPVC double glazed window, radiator.

Kitchen/Dining Room: 16' 6" x 7' 10" (5.03m x 2.39m) Professionally fitted kitchen comprising: 1 1/2 bowl stainless steel sink with mixer taps, base and wall units, worktops, oven, hob, extractor hood, integrated fridge/freezer and dishwasher, concealed wall mounted boiler, laminate flooring, uPVC double glazed french doors to rear, uPVC double glazed window to kitchen area, radiator.

Landing: 7' 2" x 6' 2" (2.18m x 1.88m) uPVC double glazed window, loft access point, carpet.

Bedroom 1: 13' 4" x 9' 0" (4.06m x 2.74m) Fitted bedroom furniture, uPVC double glazed window, radiator, carpet.

Bedroom 2: 9' 5" x 10' 1" (2.87m x 3.07m) uPVC double glazed window, radiator, new carpet.

Bedroom 3: 7' 2" x 9' 10" (2.18m x 2.99m) To longest point. Built in shelving, uPVC double glazed window, radiator, new carpet.

Bathroom: 6' 1" x 4' 4" (1.85m x 1.32m) White 3 piece suite comprising: wc, wash basin and bath with mixer shower attachment and fitted screen, cushion flooring, full wall tiling, frosted uPVC double glazed window, radiator.

Outside: Driveway parking with access to a single garage which has power, lighting and plumbed for white goods. Lovely rear garden with lawn, patio area and well stocked borders.

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,133 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 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.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.05of an acre.

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

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 999 years from May 1975.

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

