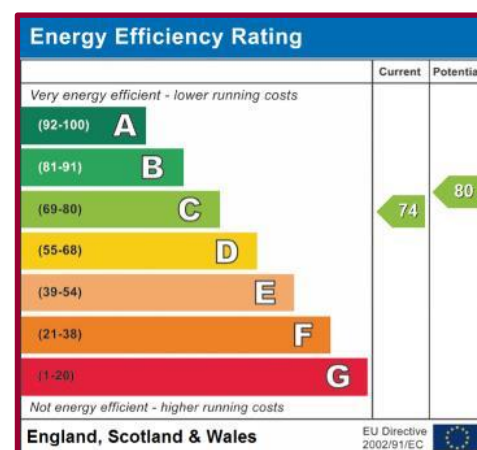
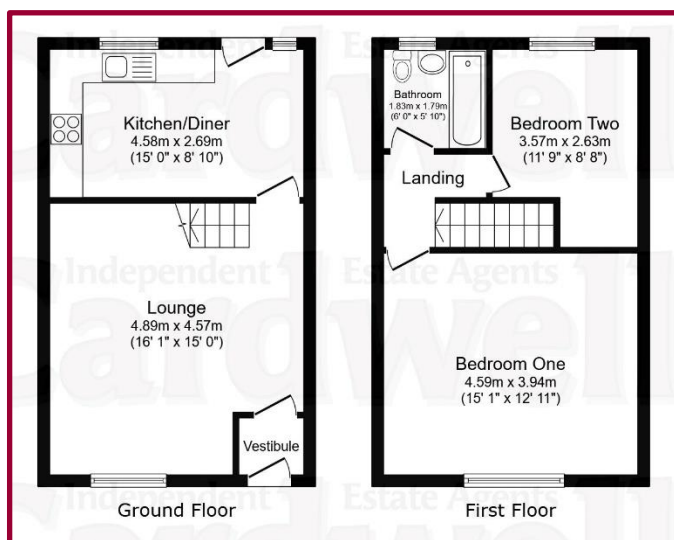




Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk
Est. 1982

GLASS STREET, FARNWORTH, BOLTON, BL4 9LA



- 2 bedroom terrace home
- Close to Farnworth centre
- Easy access for Bolton town centre
- Astroturfed rear garden
- Fitted kitchen diner
- Gas CH, UPVCDG
- Astroturfed rear garden
- AVAILABLE NOW



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

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.



A two bedroom brick built mid terraced home situated in a consistently popular residential location, within easy reach of Farnworth town centre, Bolton town centre, easy access to the motorway network via St Peter's Way, within easy reach of the Royal Bolton Hospital and easy access to the railway network via Farnworth train station which directly serves Salford, Manchester and Bolton. The accommodation extends to around 775 ft.² and briefly comprises: entrance vestibule, living room, fitted kitchen/diner, first floor landing, fitted master bedroom, bedroom two and a white three-piece bathroom suite. Externally, the rear garden is finished in AstroTurf for easy maintenance. The property benefits from gas combination central heating, UPVC double glazing, and an early viewing comes with our highest recommendations to avoid disappointment. In the first instance there is a walk-through viewing video available to watch. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule 3' 2" x 3' 0" (0.957m x 0.927m) UPVC double glazed entrance door with UPVC double glazed window above.

Lounge 15' 0" x 16' 1" (4.577m x 4.895m) Measured at maximum point. UPVC window to the front with fitted blinds, spindled staircase off to the first floor, quality flooring, decorative feature fireplace, radiator.

Kitchen/diner 15' 0" x 8' 10" (4.581m x 2.690m) 4.5 81X 2.690. A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, ceramic floor tiling, radiator, spot lighting, 2UPVC windows, wall mounted gas combination boiler.

First floor landing 6' 1" x 5' 6" (1.865m x 1.667m) Radiator, loft access point.

Bedroom One 15' 1" x 12' 11" (4.592m x 3.943m) A professionally fitted master bedroom with an excellent range of matching wardrobes, bridging cabinets, dressing area, bedside drawers and display shelving, radiator, UPVC window.

Bedroom Two 11' 9" x 8' 8" (3.575m x 2.637m) Measured absolute maximum point, UPVC window, radiator.

Bathroom 6' 0" x 5' 11" (1.834m x 1.794m) A white three-piece bathroom suite comprising: WC, pedestal wash hand basin and bath with shower over and fitted glass shower screen, radiator, UPVC window, ceramic wall tiling.

Rear Garden Rear garden is fully enclosed and designed for easy maintenance finished with AstroTurf.

Plot Size Cardwells Letting Agents Bolton premarketing research indicates that the overall plot size is around 0.01 of an acre. Overall approximate floor area. The overall approximate floor area is around 775 ft.²/72 m².

Council Tax Cardwells Letting Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

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

Nil Deposit Option Available 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.

Flood Risk Information Cardwells Letting Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding

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. A walk through viewing video is available to watch in the first instance at your convenience.

