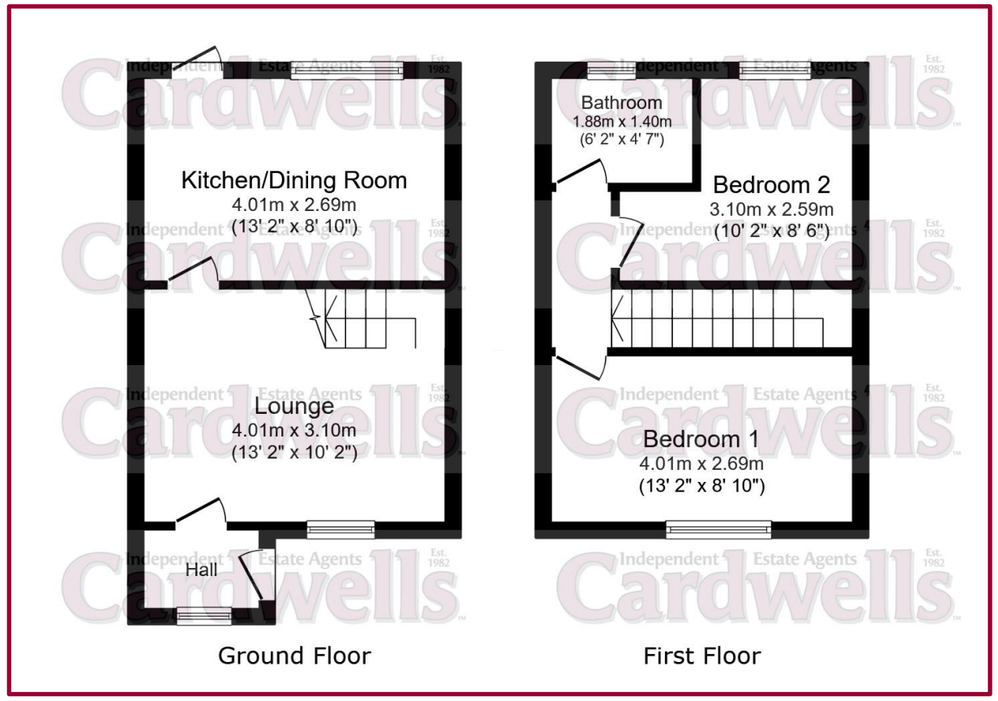


Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have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

www.cardwells.co.uk

ELLERBY AVENUE, SWINTON, M27 8LA



- **Well presented 2 bed semi**
- **Quiet cul-de-sac location**
- **Porch/lounge/dining kitchen**
- **Driveway parking/gardens to front**
- **Deposit of £1095**
- **Council tax band B**







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 Letting Agents Bolton offer to the market this very well presented two bedroom semi detached property on Ellerby Avenue in Swinton. Tucked away in a quiet cul-de-sac and in close proximity to the M60 motorway network, the property is ideally situated for commuters to Manchester and beyond. Briefly comprising: Composite entrance door, porch, lounge, well appointed dining kitchen, landing, two bedrooms and a family bathroom suite. Warmed by gas central heating and UPVC double glazed throughout, the property also offers gardens to both front and rear with off road driveway parking. Viewings can easily be arranged by calling Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Porch 3' 0" x 4' 3" (0.91m x 1.29m) uPVC double glazed window, timber door giving access to.

Lounge 10' 2" x 13' 2" (3.10m x 4.01m) Feature fireplace and surround with inset electric fire, UPVC double glazed window, spindled staircase to the landing, wall mounted radiator.

Dining kitchen 8' 10" x 13' 2" (2.69m x 4.01m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, roll edge worktops, oven, four ring hob with extractor above, wall mounted gas combination boiler, space for white goods, upvc double glazed window, composite door giving access to the rear garden.

Landing 5' 11" x 2' 9" (1.80m x 0.84m)

Bedroom One 8' 10" x 13' 2" (2.69m x 4.01m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 8' 6" x 10' 2" (2.59m x 3.10m) UPVC double glazed window, wall mounted radiator, built in wardrobe

Family Bathroom 4' 7" x 6' 2" (1.40m x 1.88m) Three piece suite comprising WC, wash basin on a vanity unit, bath with electric shower and fitted curtain, wall tiling into the majority, frosted UPVC double glazed window, wall mounted heated towel rail.

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 freehold tenure.

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £2,018 per annum payable to Salford 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 option A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com













