



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		82	82
WWW.EPC4U.COM			

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**WADHAMS COURT BROADHEAD ROAD, EDGWORTH,
 BOLTON, BL7 0JF**



- Spacious 2 bedroom apartment
- Available to let May 2026
- Ground floor accommodation
- Surrounded by stunning countryside
- 2 allocated parking spaces
- Very well presented & modern interior



Monthly Rental Of £1,150

BOLTON

11 Institute St, Bolton, BL1 1PZ

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BURY

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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.

Available to rent, this spacious two bedroom ground floor apartment situated in a semi rural location, surrounded by stunning countryside. Crowthorn is a sought after location on the edge of Edgworth village, with lovely scenic walks and local amenities. The property will have some furnishings and available from 1st May 2026. Viewing is highly recommended through Cardwells letting agents Bolton 01204 381 282 bolton@cardwells.co.uk The accommodation briefly comprises. Communal entrance hall, private entrance hall, lounge, kitchen breakfast room, two good sized bedrooms and a bathroom. Outside there are communal areas and two allocated parking spaces to the front of the building and to the rear there is a private Patio area. The property also benefits from gas central heating and uPVC double glazing

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance Hall Karndean flooring, radiator. Inner a hallway Karndean flooring, radiator, wall mounted security entry phone

Lounge 10' 6" x 16' 4" (3.20m x 4.97m) uPVC double glazed French doors, open onto the patio, wooden flooring, radiator, twin doors lead to

Kitchen/Breakfast Room 14' 8" x 6' 5" (4.47m x 1.95m) uPVC double glazed window rear aspect, range of contemporary fitted wall and base units with quartz worktop surfaces and splashback, stainless steel sink unit with mixer tap, integrated Neff oven and Neff halogen hob, stainless steel extractor canopy above, integrated washer dryer, dishwasher, and a fridge, tiled floor with underfloor heating, radiator, inset spotlights to the ceiling, built-in storage cupboard.

Bathroom 6' 0" x 6' 0" (1.83m x 1.83m) Modern white suite comprising, enclosed bath with mixer tap, wash basin with mixer tap, close coupled WC, travertine tiled floor and partial tiling to the walls, chrome plated towel rail, extractor fan, inset spotlights.

Bedroom One 9' 8" x 12' 1" (2.94m x 3.68m) uPVC double glazed window side aspect, radiator below, wooden flooring

Bedroom Two 7' 4" x 13' 8" (2.23m x 4.16m) uPVC double glazed window side aspect, radiator below, wooden flooring.

Outside There are communal areas and 2 allocated parking spaces, to the front of the apartments.

Rear There is an Indian stone paved patio to the rear and communal laid to lawn areas

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 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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Council Tax The property is situated in the borough of Blackburn with Darwen Council and the property has a council tax band of C, the approximate annual price will be a minimum of £1,747.83 per annum.

