

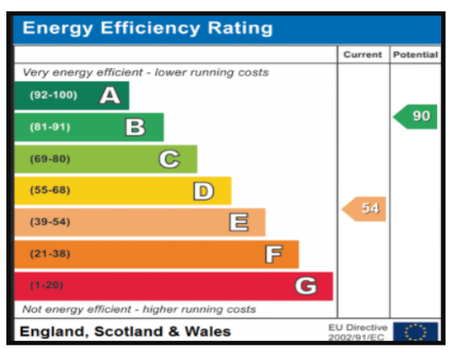

Independent Estate Agents Cardwells Est. 1982

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KILSBY CLOSE, FARNWORTH, BOLTON BL4 7TJ



- Very well presented two bedroom mews
- Lounge/dining kitchen/prof fitted kitchen
- Landing/2 double bedrooms/bathroom
- Gardens to front and rear/residents parking
- Warmed by gas ch/upvc double glazed
- Call now to view
- 5 Weeks Deposit Required
- Council Tax Band A





£895.00 PCM

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
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Incorporating: Wright Dickson & Catlow. WDC Estates

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Cardwells Letting Agents offer to the market this lovely two double bedroom mews style property situated on Kilsby Close in Farnworth. The property opens into a bright and inviting reception room that serves as an excellent space for relaxation. Leading through to the rear of the home is a spacious dining kitchen layout. The kitchen is fitted with ample base and wall units and workspace, leaving plenty of room for a dining table set right next to the garden view. Upstairs, a central landing connects two double bedrooms that maximize the property's 56m2 footprint. Both rooms provide excellent flexibility for double beds, wardrobes, or a dedicated home office setup. Servicing the first floor is a clean, functional three piece family bathroom. To the front the property features a small, enclosed garden area and to the rear is an enclosed private garden which is ideal for relaxation. On street parking is readily available directly within the quiet close for residents and visitors alike. The property sits in a highly strategic pocket of Farnworth, blending everyday convenience with hassle free commuting. Benefitting from being just a few minutes drive from the A666 motorway network offering seamless access to the M61, Bolton town centre, and Manchester City Centre. Public transport is exceptionally accessible, with Moses Gate railway station located approximately 500 metres away. Residents are within easy walking distance or a short drive from local supermarkets, high street shops, primary and secondary schools and healthcare facilities across Farnworth. A personal inspection comes with our highest recommendations and can easily be arranged by ringing Cardwells Letting Agents Bolton, 7 days a week on 01204 381281 or via email at lettings@cardwells.co.uk. In the first instance there is an online walkthrough video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:
uPVC entrance door into

Lounge 16' 3" x 12' 3" (4.95m x 3.73m) Feature fireplace and surround, turning staircase to the landing, uPVC double glazed window, wall mounted radiator.

Dining Kitchen 8' 1" x 12' 3" (2.46m x 3.73m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, worktops, oven, four ring gas hob with extractor above, cupboard housing the gas combination boiler, uPVC door giving access to the garden two uPVC double glazed windows, wall mounted radiator.

Landing 6' 4" x 2' 9" (1.93m x 0.84m)

Bedroom One 8' 11" x 12' 3" (2.72m x 3.73m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 8' 9" x 12' 3" (2.66m x 3.73m) uPVC double glazed window, wall mounted radiator.

Bathroom 4' 9" x 8' 10" (1.45m x 2.69m) Very well appointed three piece suite comprising Wc, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, wall tiling to the majority, wall mounted heated towel rail.

Externally To the outside is readily available resident and visitors parking and to the rear is a large enclosed garden with patio area.

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 TDS, more information can be found at tenancydepositscheme.com

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,600.00 per annum.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 56m2.

Tenure Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

Flood Risk Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bolton research shows the property is not in a conservation area.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"











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