

**LEACROFT AVENUE, DARCY LEVER, BOLTON,
 BL2 6EY**



- Bay fronted two bedroom end mews style
- Hall/Lounge/Well appointed dining kitchen
- Landing/two bedrooms/family bathroom
- Driveway parking/enclosed rear garden
- Excellent local amenities/schools etc
- Call now to view



£850 PCM

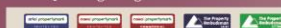
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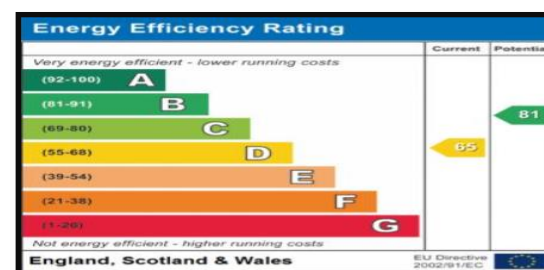
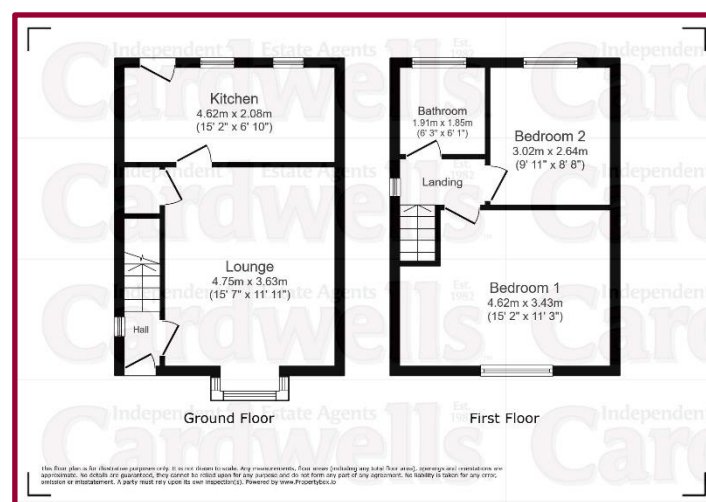
LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Cardwells Letting Agents Bolton offer to the market this lovely two bedroom end mews style property on Leacroft Avenue tucked away on a pleasant street just off Long Lane. Boasting living accommodation of approximately 61m² and in close proximity to Leverhulme Park, excellent transport links to Bolton, Bury and beyond, highly regarded local schools including Moorgate Primary School, Tonge Moor Community Primary School, Canon Slade School and Thornleigh Salesian College all within the local catchment area. A personal inspection comes with our highest recommendations and the property briefly comprises: Canopy storm porch, uPVC entrance door, hall with enclosed staircase to the landing, bay fronted lounge, well appointed dining kitchen, 2 bedrooms and a three piece family bathroom. To the outside is off road driveway parking and there is an enclosed rear garden. Viewings are readily available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC Entrance door into.

Hallway 3' 7" x 4' 4" (1.09m x 1.32m) uPVC double glazed window, wall mounted radiator, enclosed staircase to the landing.

Lounge 15' 7" x 11' 11" (4.75m x 3.63m) Feature fireplace and surrounded with inset electric fire, wall mounted radiator, uPVC double glazed bay window.

Dining Kitchen 6' 10" x 15' 2" (2.08m x 4.62m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, space four white goods, two uPVC double glazed windows, uPVC door to the rear garden.

Landing 2' 8" x 6' 1" (0.81m x 1.85m)

Bedroom One 11' 3" x 15' 1" (3.43m x 4.59m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 9' 11" x 8' 8" (3.02m x 2.64m) Cupboard housing the gas combination boiler, uPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 3" x 7' 11" (1.90m x 2.41m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, bath with mixer shower attachment and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Externally To the outside is double driveway parking and there is a large enclosed rear garden.

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

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 Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,541.00 per annum.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 61m².

Tenure Cardwells Letting Agents Bolton research shows the property is of a freehold 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, 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

