

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	80

EU Directive 2002/91/EC  
England, Scotland & Wales

Independent Estate Agents  
**Cardwells** Est. 1982

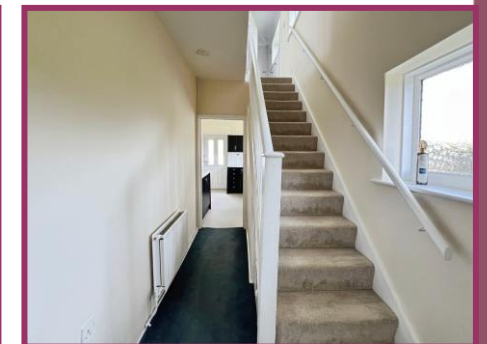
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**STANLEY ROAD, FANWORTH, BOLTON, BL4 0PE**



- Fully refurbished
- Three bedrooms
- Consistently popular residential location
- Two Reception Rooms
- Separate Wc & bathroom
- Corner plot gardens to three sides
- Available Now
- On street parking



**Monthly Rental Of £1,050**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

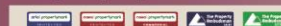
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market for a minimum 12 month term is this fully refurbished three bed semi detached property on Stanley Road in Farnworth. Situated in a consistently popular residential area and briefly comprising: Composite entrance door, reception hallway, lounge, dining room, brand new kitchen, landing, three good sized bedrooms, a separate Wc and a two piece bathroom suite. To the outside is readily available on street parking and corner plot gardens to three sides. Viewings are available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281, via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or by visiting [www.cardwells.co.uk](http://www.cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hallway** 5' 7" x 13' 4" (1.70m x 4.06m) Canopy storm porch, composite entrance door, spindled staircase to the landing, timber door.

**Lounge** 12' 2" x 13' 4" (3.71m x 4.06m) uPVC double glazed window, wall mounted radiator.

**Dining Room** 10' 1" x 10' 9" (3.07m x 3.27m) uPVC double glazed window, wall mounted radiator.

**Kitchen** 7' 5" x 10' 7" (2.26m x 3.22m) Fitted kitchen comprising stainless steel sink unit, base and wall units, under stairs storage, wall mounted radiator, composite entrance store to the back garden, uPVC double glazed window.

**Landing** 8' 0" x 10' 6" (2.44m x 3.20m) Cupboard housing the gas combination boiler, frosted uPVC double glazed window.

**Bedroom One** 11' 7" x 13' 4" (3.53m x 4.06m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 10' 10" x 10' 9" (3.30m x 3.27m) uPVC double glazed window, wall mounted radiator.

**Bedroom Three** 9' 1" x 8' 1" (2.77m x 2.46m) uPVC double glazed window, wall mounted radiator.

**Separate Wc** 5' 7" x 2' 6" (1.70m x 0.76m) Frosted uPVC double glazed window, Wc.

**Bathroom** 6' 7" x 5' 3" (2.01m x 1.60m) Two piece suite comprising bath, pedestal wash basin, overhead electric shower and fitted curtain pole, frosted uPVC double glazed window, wall mounted radiator.

**Externally** To the outside is readily available on street parking and corner plot gardens to three sides.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 86m<sup>2</sup>.

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

**Council Tax Band** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.00 per annum payable to Bolton 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.

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

**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](http://www.depositprotection.com)

**No 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 subject to a minimum of £150.

**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

