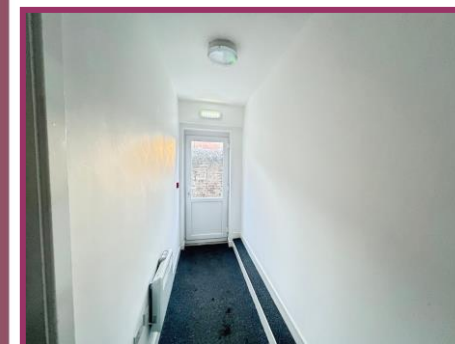


**SILVERWELL STREET, BOLTON, BL1 1PP**



- Secure first floor town centre apartment
- Open plan lounge dining kitchen
- Three piece family bathroom/one bedroom
- Warmed by electric heating/partial upvc dg
- Excellent transport links
- Minimum 12 month Tenancy



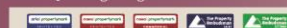
**£650 PCM**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

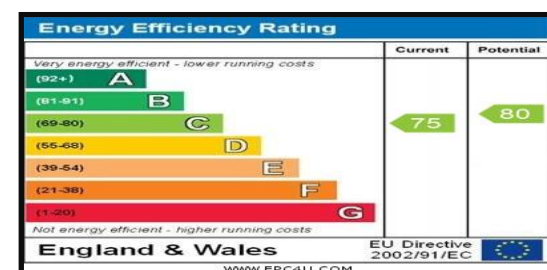
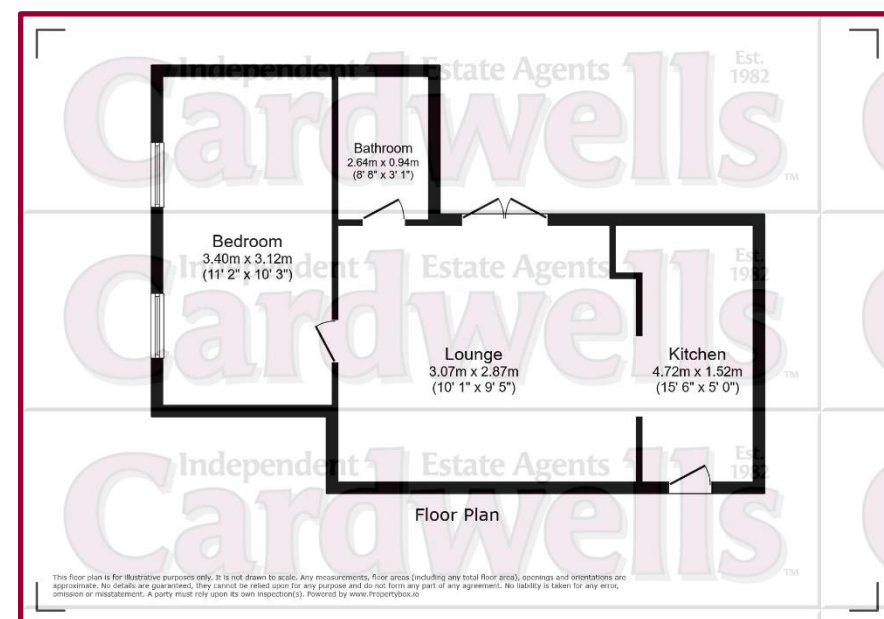
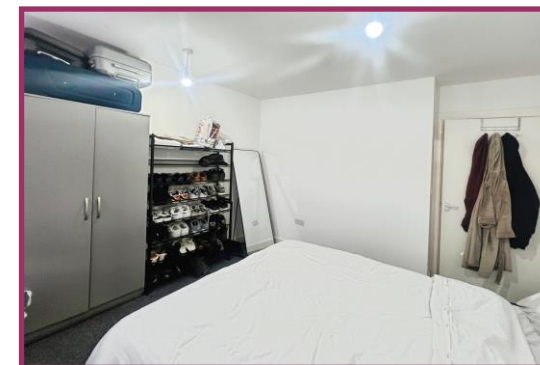
**BURY**  
 14 Market St, Bury, BL9 0AJ  
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 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
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 T: 01204 381 281  
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to rental market for a minimum 12 month term via Cardwells Letting Agents Bolton is this first floor one bed apartment on Silverwell Street. In the town centre and as such being ideally positioned for railway station and bus terminus, popular bars and restaurants with excellence amenities all on the doorstep. Warmed by electric heating and briefly comprising: Rear communal access door, staircase giving access to the apartments itself, timber entrance door, professionally fitted kitchen, open plan lounge diner, one bedroom and a three piece bathroom suite. Viewings are readily available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at Lettings@cardwells.co.uk.

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

**Rear access door, communal staircase giving access to the apartment.**

**Timber door into.**

**Lounge Diner** 10' 1" x 9' 5" (3.07m x 2.87m) uPVC double glazed window, access to a Juliette balcony, wall mounted electric heater.

**Kitchen** 15' 6" x 5' 0" (4.72m x 1.52m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, space for white goods.

**Bathroom** 8' 8" x 3' 11" (2.64m x 1.19m) Three piece suite comprising WC, wash basin on a vanity unit, corner shower cubicle with electric shower, wall mounted electric heater.

**Bedroom** 11' 2" x 10' 3" (3.40m x 3.12m) Two timber glazed windows, wall mounted electric heater.

**To the outside are communal gardens to the rear.**

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.33 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.

**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)

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of Selling or Letting** If you are thinking of selling or renting a property, perhaps Cardwells Letting Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 30m<sup>2</sup>.

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

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

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

