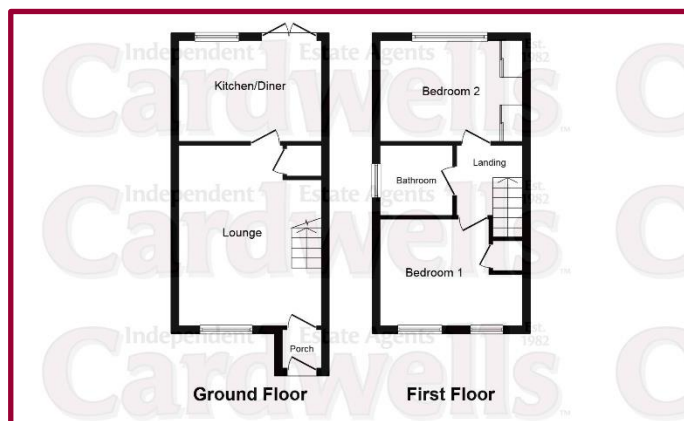




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ELLERBECK CLOSE, BRADSHAW, BOLTON, BL2 3FW



- Two double bedroom semi detached
- Cul-de-sac location
- AVAILABLE AUGUST 2026
- Landscaped garden to the rear
- Council Tax Band C
- Gated off road car parking



Monthly Rental Of £1,100

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
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom semi detached stylish home available to rent August 2026. Situated in a quiet cul-de-sac on this ever popular development located just off Turton Road in Bradshaw. Canon Slade, Turton High School, Eagley, and perhaps St John's primary school are all within walking distance, as is Bromley Cross railway station which directly serves: Bolton, Salford, Manchester and Blackburn. Therefore the position is ideal to commute via rail. There is beautiful local countryside just a short walk away with The Jumbles reservoir and "The Rigbys" ideal to explore. The accommodation on offer briefly comprises: entrance porch, living room, kitchen/diner, first floor landing, two double bedrooms, and a white three-piece bathroom suite. Externally, there is a landscaped rear garden with lawn and patio space and gated driveway, providing off-road car parking. The property benefits from uPVC double glazing, gas, central heating, security alarm system and neutral decorations throughout. Viewing comes with our highest recommendations, in the first instance there is a walk through viewing video to watch. Then personal viewing appointments can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281, emailing; lettings@cardwells.co.uk or visiting; www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 4' 3" x 3' 3" (1.304m x 0.985m) Double glazed window to the front door, wall mounted electric consumer unit/fuse box.

Living room: 16' 0" x 12' 7" (4.868m x 3.836m) uPVC window to front with fitted blinds, two radiators, under stairs storage space, spindles staircase off to the first floor.

Kitchen diner: 12' 8" x 8' 10" (3.849m x 2.685m) Professionally fitted kitchen with an excellent range of matching drawers, base & wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink, and drainer, wall mounted Baxi gas central heating boiler, lovely marble style floor tiling, double uPVC doors, which open out onto the rear garden, uPVC window overlooking the rear garden both of which have fitted blinds, ceiling spot lighting.

Landing: 6' 3" x 6' 3" (1.901m x 1.897m)

Bedroom 1: 12' 7" x 9' 1" (3.847m x 2.766m) 2 uPVC windows to the front, radiator, display shelving, built-in storage space over the stairs, loft access point.

Bedroom 2: 12' 8" x 9' 3" (3.855m x 2.815m) Complete with matching bedroom furniture, giving two large double wardrobes, storage unit with two drawers below and matching bedside drawers, uPVC window overlooking the rear garden with fitted curtain rail and curtains provided, radiator.

Bathroom: White three-piece, bathroom suite comprising: wash hand basin, dual flush WC and bath with shower over and fitted glass shower screen. Ceramic wall tiling, radiator, uPVC window with fitted blinds and extractor fan.

Car parking: There is private off-road driveway car parking set behind vehicle access gates.

Rear garden: The rear garden has been landscaped and offers patio space with a sizable lawn area, garden shed and well stocked flowerbed area with mature shrubs.

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

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

Tenure: Cardwells Letting Agents Bolton pre marketing research indicates that the property is leasehold enjoying a term of 999 years from 1st January 1992.

Bolton council tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,008.42 (at the time of writing).

Flood risk information: Cardwells Letting Agents Bolton, pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

Plot size: The overall plot size is around 0.05 of an acre.

Conservation area: Cardwells Letting Agents Bolton, pre-marketing research indicates that the property is set not set within a conservation area.

