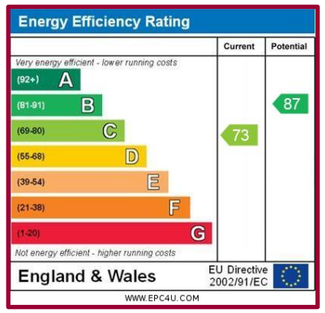
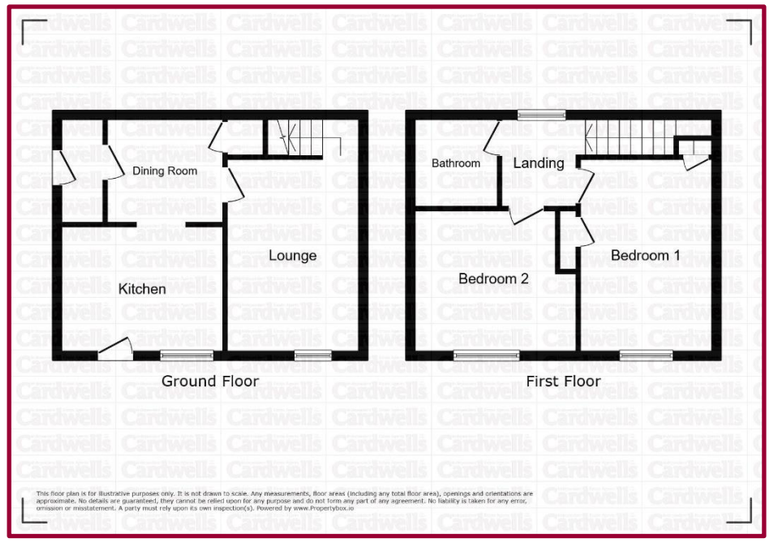










Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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

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www.cardwells.co.uk

THE CRESCENT, BROMLEY CROSS, BOLTON, BL7 9JP



- **Quasi-semi detached property**
- **Two-bedrooms**
- **Two spacious reception rooms**
- **Modern interior throughout**
- **Stylish fitted kitchen**
- **Popular Bromley Cross location**







Monthly Rental Of £950

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
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E: lettings@cardwells.co.uk



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.

Available to let is this beautifully modernised 2 bedroom property with 2 reception rooms, in a prime Bromley Cross location, offers spacious accommodation comprising, entrance hallway, two generous reception rooms providing flexible living and dining space, and a stylish fitted kitchen with a contemporary finish. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys pleasant outdoor space and occupies a desirable residential position close to local village amenities, highly regarded primary and secondary schools, transport links and beautiful countryside walks. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to the hallway with a door to the dining room.

Dining Room: 7' 1" x 8' 3" (2.16m x 2.51m) UPVC double glazed window to the front aspect, radiator below, built-in under stairs storage cupboard.

Lounge: 2 UPVC double glazed windows to the front and rear aspect, feature fireplace incorporating an electric fire, radiator, staircase to the landing.

Kitchen: 9' 1" x 12' 8" (2.77m x 3.86m) UPVC double glazed window and door to the rear garden aspect, contemporary fitted kitchen with wall and base units, complementary work surfaces and splashback, built in oven, halogen hob, extractor canopy above, stainless steel sink unit with mixer tap, tiled floor, radiator.

Landing: UPVC double glazed window to the front aspect, radiator below, doors lead to:

Bedroom One: 13' 1" x 9' 7" (3.98m x 2.92m) UPVC double glazed window to the front aspect, radiator below, two built-in storage cupboards/wardrobes.

Bedroom Two: 10' 3" x 11' 9" (3.12m x 3.58m) UPVC double glazed window to the rear aspect, radiator below.

Bathroom: 6' 4" x 6' 0" (1.93m x 1.83m) UPVC frosted double glazed window to the front aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap inset to a vanity unit, part tiling to the walls, chrome plated towel rail, access to the loft.

Outside: There is an open plan laid to lawn front garden and a paved pathway, leading to the front door. There is an enclosed paved garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Approx Floor Area: The overall approximate floor area is around 72 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Holdig 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.















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