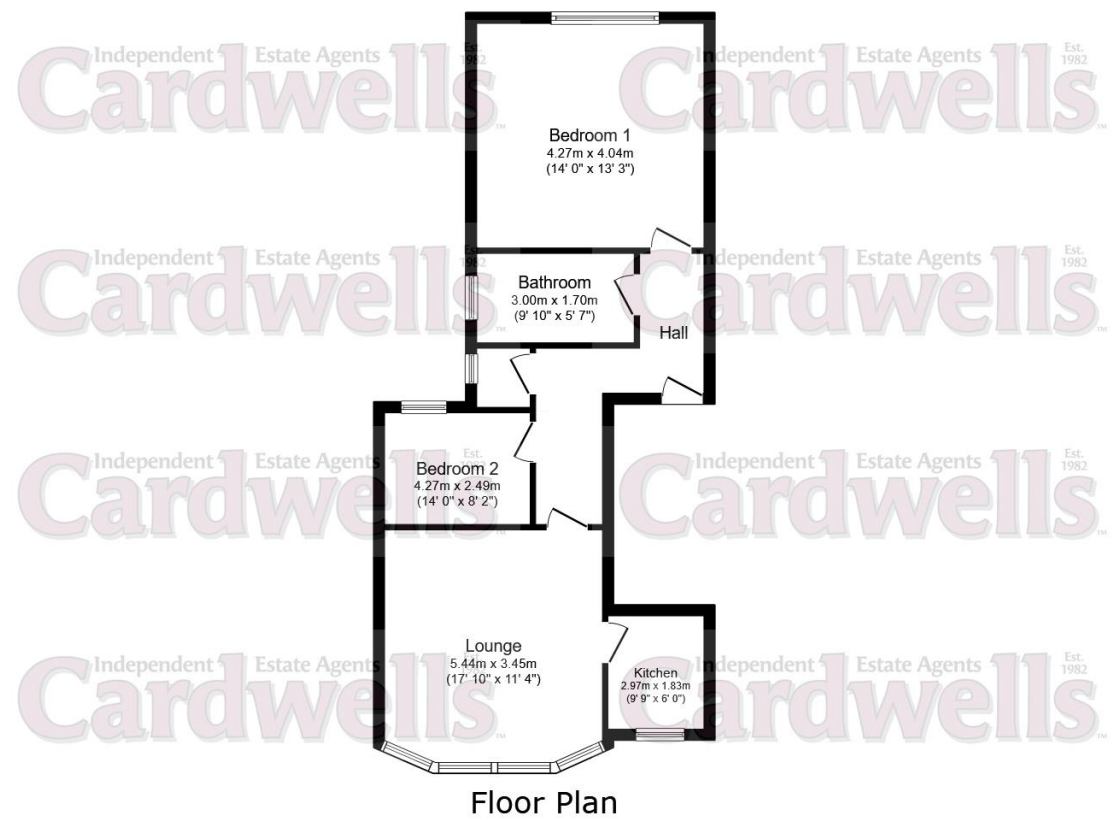
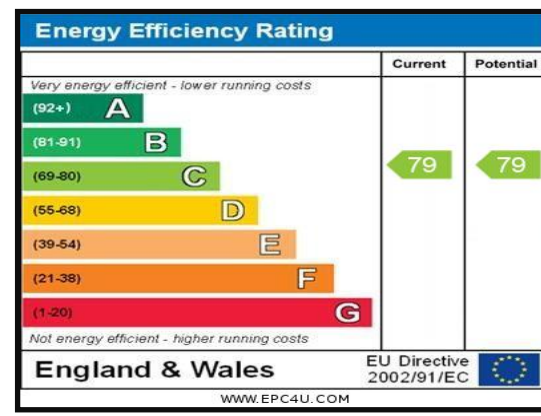




Floor Plan



**FLAT 2, 56 BROMWICH STREET, BOLTON,
LANCASHIRE BL2 1JE**



- 2 Bed first floor apartment
- Modern interior throughout
- Characterful Victorian building
- Spacious living accommodation
- Available immediately
- Convenient location
- Deposit of £980.00
- Council Tax Band A



£850.00 PCM

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
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Modern 2-Bedroom First Floor Apartment | Unfurnished | Available Now A well-presented two-bedroom first floor apartment set within an attractive Victorian property, offering a blend of period character and modern living. The accommodation features a bright and spacious lounge, a contemporary fitted kitchen, two well-proportioned bedrooms, and a modern bathroom suite. Finished in a neutral décor throughout, the property is light, airy, and ready for immediate occupation. Ideally located close to local amenities, transport links, and Bolton town centre, this property is perfectly suited to professionals, couples, or small families seeking comfortable and convenient accommodation. To arrange a viewing contact Cardwells lettings agents Bolton, 7 days a week on 01204 381282 or by email lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall

Utility/storage cupboard UPVC double glazed window side aspect, space for a washing machine.

Lounge UPVC double glazed bay window front aspect, radiator below.

Kitchen UPVC double glazed window front aspect, range of newly fitted wall and base units with complementary work surfaces and splashbacks, built in oven, halogen hob, extractor hood above, stainless steel sink unit with mixer tap, radiator.

Bedroom One 2 UPVC double glazed windows rear aspect, radiator.

Bedroom Two UPVC double glazed window rear aspect, radiator below.

Bathroom UPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin, chrome plated towel rail, extractor fan.

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

Council Tax Cardwells Letting Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,594.87

Flood Risk Information Cardwells Letting Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a “very low” risk of flooding.

Conservation Area Cardwells Letting Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting? If you are thinking of selling or letting a property, perhaps Cardwells Estate 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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 independent members of the property ombudsman redress scheme. All clients monies are held in a Client Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

