



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

FLAT 1 WOODLEA STABLEFORD AVENUE, WORSLEY, MANCHESTER, M30 8AP



- Two bedroom ground floor apartment
- Close to Monton/Worsley golf club
- Warmed by gas ch/upvc double glaze
- Single storage garage
- Three-piece bathroom
- Available May 2026



£1000.00

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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.



Offered to the fully managed rental market available from May 2026. Cardwells Letting Agents Bolton is this two bedroom ground floor apartment on the exclusive Woodlea development tucked away off Stableford Avenue and adjacent to the entrance to Worsley golf club. Close to Monton Village and all its highly regarded amenities, popular bars and restaurants with excellent transport links and M60 motorway network all within a short commute. The very well presented property is warmed by gas central heating via a Worcester Bosch combination boiler, double glazed throughout and briefly comprises: Communal entrance, timber entrance door giving access to the apartment, hallway, lounge, professionally fitted kitchen, two double bedrooms with a fitted master and a three piece family bathroom suite. To the outside is a single garage with power and lighting with very well maintained communal gardens. Viewings are readily available by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video player to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance, timber entrance door giving access to.

Reception Hallway 14' 2" x 4' 5" (4.31m x 1.35m) Built in storage cupboards, wall mounted radiator.

Lounge 12' 10" x 15' 5" (3.91m x 4.70m) Fitted carpets, wall mounted radiator, UPVC double glazed window.

Kitchen 6' 0" x 11' 7" (1.83m x 3.53m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units worktops, freestanding oven and white goods, cupboard housing the Worcester Bosch combination boiler, complementary tiled splash backs, 2UPVC double glazed windows, wall mounted radiator.

Bedroom One 10' 9" x 10' 6" (3.27m x 3.20m) Professionally fitted furniture, UPVC double glazed window, wall mounted radiator.

Bedroom Two 8' 11" x 12' 1" (2.72m x 3.68m) Fitted shelving, UPVC double glazed window, wall mounted radiator.

Bathroom 6' 0" x 6' 8" (1.83m x 2.03m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, full wall tiling, frosted UPVC double glazed window, wall mounted radiator.

Outside To the outside is a single garage with power and lighting and there are very well maintained communal gardens.

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.

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

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

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1,807.91 payable to Salford 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

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. A walk through viewing video is available to watch in the first instance.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

