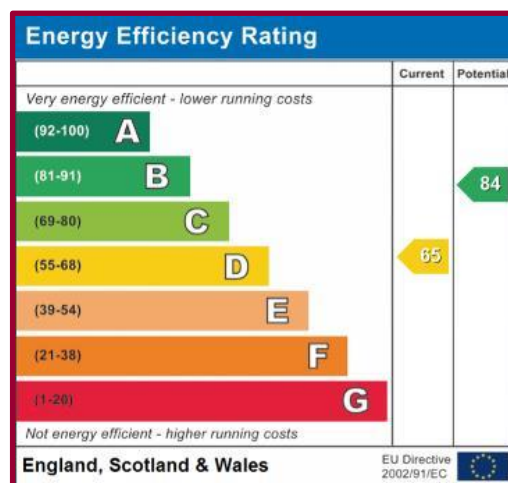
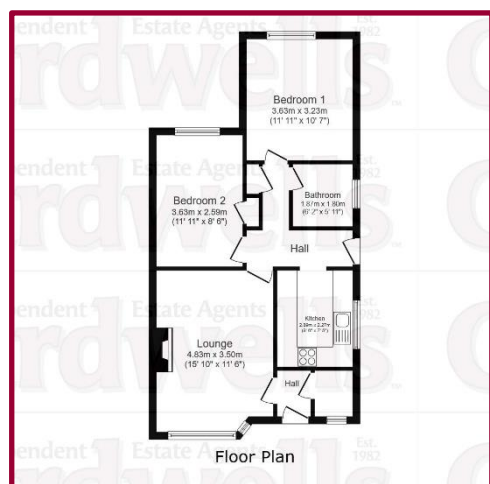




Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have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

BROMLEY CROSS ROAD, BOLTON, BL7 9LT



- Two bedroom true bungalow
- Semi detached, circa 635 sq ft
- Improved during Summer 2026
- New flooring, carpets, decorations etc
- Pretty gardens to the front & rear
- Close to train station & Jumbles
- Ideal for Turton High & Birtenshaw
- Driveway parking, EPC: D, 0.06 of an acre



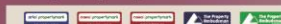
Monthly Rental Of £1,000

BOLTON
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BURY
14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated in a wonderful location, just a short stroll from Bromley Cross railway station (which directly serves: Manchester, Salford, Bolton and Blackburn) and within walking distance of beautiful countryside including; the Jumbles Reservoir, the Jumbles Country Park and the West Pennine Moore's. While the areas superb schools are also within walking distance: Turton High School (over the road!), Eagley Primary School, St John's Primary School, Birtenshaw School and Cannon Slade High School. The centre of Bromley Cross village with the Sainsbury's & The Co Op supermarkets, The Retreat restaurant, the Railway Pub and wonderful sports facilities such as The Last Drop, Turton Golf Club, Jumbles Sailing Club and Turton Leisure centre are all within easy reach. The property has undergone improvement works during the summer of 2026 which include: decorations, new flooring and carpet, new lighting etc and is hopefully ready for immediate occupation. The overall accommodation briefly comprises: reception hallway, walk in storage room, living room with feature marble fireplace and living flame gas fire, internal hallway, fitted kitchen, stylish three-piece shower room suite and two double bedrooms. Externally there are lovely gardens to the rear and the front and private off-road driveway parking to the side of the property, in addition there is a detached timber storage shed. The property benefits from a modern gas combination central heating boiler, UPVC windows, neutral decorations throughout and a security alarm system. To appreciate everything that is on offer a personal viewing appointment is highly recommended. In the first instance a walk-through viewing video is available to watch and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 5' 2" x 3' 5" (1.571m x 1.043m) UPVC entrance door with leaded and feature stained glass double glazed window, radiator, quality timber flooring installed in the summer of 2026.

Walk in Store Room 4' 3" x 3' 3" (1.306m x 0.990m) UPVC window to the front, wall mounted "Main" gas combination central heating boiler.

Living Room 15' 6" x 10' 11" (4.732m x 3.339m) UPVC double glazed windows to the front with fitted blinds, feature inset gas fire with marble surround and hearth, timber fireplace and mantle, two radiators, quality timber flooring installed in the summer of 2026, ceiling spot lighting, decorated in the summer of 2026.

Internal Hallway 10' 7" x 9' 0" (3.2263m x 2.742m) Measured at maximum points. UPVC double glazed side entrance door, ceiling spot lighting, radiator, loft access point, built-in storage space.

Kitchen 8' 5" x 7' 1" (2.554m x 2.147m) Fitted with a matching range of: drawers, base and wall cabinets, freestanding cooker with oven, grill and electric hob with extractor over, stainless steel sink and drainer with mixer tap over, space for a fridge freezer, space for a washing machine, the stop tap is in the area behind where the washing machine will fit, UPVC window to the side, ceramic wall tiling.

Bedroom One 10' 3" x 11' 7" (3.120m x 3.520m) UPVC window overlooking the rear garden, two radiators, neutrally decorated, new carpeting in the summer of 2026.

Bedroom Two 11' 7" x 8' 1" (3.521m x 2.472m) UPVC window to the rear overlooking the rear garden, built-in wardrobe/storage space, neutrally decorated, radiator, new carpet in the summer of 2026.

Shower Room 5' 7" x 5' 2" (1.698m x 1.568m) A modern white three-piece shower room suite comprising: corner shower enclosure with electric shower, modern style WC and wash hand basin with fitted storage options, UPVC windows to the side with fitted blind, radiator, ceramic wall tiling.

Plot Size Cardwells Letting Agents Bolton premarketing research indicates that the overall approximate plot size is around 0.06 of an acre.

Externally The rear garden is predominantly laid in a patio style for easy maintenance and all year-round enjoyment complimented by colourful well stocked flowerbeds finished in decorative stone containing plants, shrubs and ornamental trees. There is a timber shed with double doors to the rear of the plot for storage purposes, complete with power in the shed. The front garden is predominantly laid to lawn which sits behind a low-level brick wall, boarded with colourful shrubs, plants and Rose bushes.

Parking There is private off-road driveway car parking the Next extends down the side of the property.

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.

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 subject to a minimum of £150.

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

Tenure Cardwells Lettings Agents Bolton pre marketing research indicates that the property is Leasehold with a term of 999 years from 1st November 1957.

Council Tax The property is within the borough of Bolton and as such a council tax is payable to Bolton Council, the council tax band rating is B at an approximate annual cost of £1,866.

Approximate floor area The overall approximate floor area is around six hundred and thirty five square feet / fifty nine square metres with accommodation on one level.

Energy Performance Certificate The energy performance rating is D and the certificate is valid until the 29th March 2032.

