

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			
www.epc4u.com			

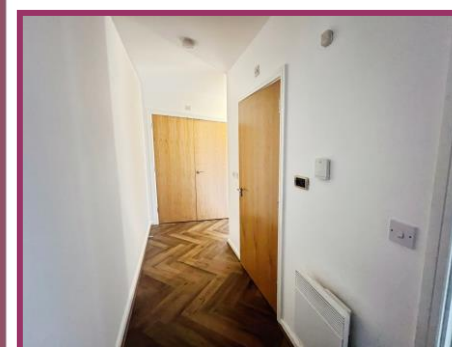
Independent Estate Agents
Cardwells Est. 1982

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LOCK VIEW, STONECLOUGH, RADCLIFFE, M26 1QH



- Very well presented top floor apartment
- Two double bedrooms/ensuite to master
- Warmed by electric heating
- Open plan lounge dining kitchen
- Close to Kearsley railway station
- Allocated Parking



£850 PCM

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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.

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Cardwells Letting Agents Bolton are delighted to offer to the market this very well presented two bedroom top floor apartment on Lock View in Stoneclough, available to move into late August or early September 2026. This ever popular development is situated close to excellent transport links including Kearsley railway station and the M60 motorway network and is also well served with excellent amenities and local nurseries. Briefly comprising: Communal entrance with stairs leading to the top floor, timber entrance door, reception hallway housing the heating system, open plan lounge dining kitchen, two double bedrooms with an ensuite to the master and three piece family bathroom suite. To the outside is an allocated parking space and there are very well maintained communal gardens. Warmed by electric heating and UPVC double glazed throughout, viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Reception Hallway 14' 5" x 10' 2" (4.39m x 3.10m) Built in storage cupboard and utility housing the heating system, wall mounted electric heater.

Lounge Dining Kitchen 18' 11" x 12' 10" (5.76m x 3.91m) Open plan design comprising professionally fitted kitchen with integrated fridge freezer, oven, four ring electric hob with extractor above, wall mounted electric heater, 3 uPVC double glazed windows.

Bedroom One 11' 9" x 14' 9" (3.58m x 4.49m) uPVC double glazed window, wall mounted electric heater.

Ensuite 5' 7" x 7' 6" (1.70m x 2.28m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, wall tiling to the majority, upvc double glazed window, wall mounted heated towel rail.

Bedroom Two 10' 8" x 8' 9" (3.25m x 2.66m) uPVC double glazed window, wall mounted electric heater.

Family Bathroom 6' 1" x 5' 9" (1.85m x 1.75m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, wall tiling to the majority, wall mounted heated towel rail.

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 with the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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

Tenure Cardwell 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 in the Ringley Lock 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 £1,757.00 per annum payable to Bolton council.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

