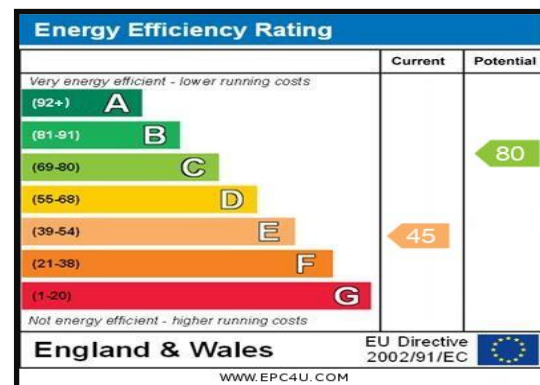




Independent Estate Agents
Cardwells
 www.cardwells.co.uk

BELBECK STREET, BURY, BL8 2PX



- Three Bed Terraced
- Recently Renovated
- New Kitchen & Bathroom
- Landscaped Rear Yard
- Close to Bury Town Centre
- Available Now
- Council Tax Band A
- 5 Weeks Deposit Required



£1100 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

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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
 Est. 1982

Cardwells Estate Agents are delighted to bring to the rental market this beautifully presented and extensively renovated three-bedroom mid-terraced home, offering stylish, modern living accommodation finished to an excellent standard throughout. Having undergone a comprehensive programme of refurbishment, this impressive property benefits from a wealth of improvements, including newly fitted windows, an upgraded heating system, renewed electrics, a contemporary fitted kitchen and a beautifully appointed bathroom, to name just a few. The result is a superb home combining the character of a traditional terraced property with the comfort and convenience of modern-day living. The thoughtfully arranged accommodation briefly comprises an entrance vestibule leading into a welcoming and spacious lounge, providing an ideal setting for relaxing and entertaining. To the rear, the attractive dining kitchen offers a practical yet stylish space for everyday living, with ample room for dining and a modern finish that complements the property's overall presentation. To the first floor are three bedrooms, offering flexible accommodation suitable for a variety of needs, whether used as sleeping accommodation, a home office or additional living space. Completing the interior is a beautifully finished contemporary bathroom. Externally, the property enjoys a garden frontage, whilst to the rear is an enclosed yard providing a private outdoor space with the added benefit of low-maintenance upkeep. Ideally positioned within easy reach of Bury town centre, the property is perfectly placed to take advantage of an excellent range of local amenities, including shops, supermarkets, restaurants and leisure facilities. There are also well-regarded schools in the surrounding area, together with superb transport connections, making this an attractive proposition for those commuting throughout Greater Manchester and beyond. Offered to the rental market in immaculate, move-in-ready condition, this exceptional home presents a fantastic opportunity for tenants seeking a beautifully refurbished property in a convenient and well-connected location. Properties finished to this standard are always in strong demand, and an early internal inspection is highly recommended to fully appreciate the quality of accommodation on offer. Viewing is strictly by appointment. Please contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule door to lounge.

Lounge 14' 9" x 13' 4" (4.5m x 4.06m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 13' 9" x 8' 6" (4.2m x 2.6m) UPVC double glazed patio doors and window. Radiator. Spot lighting. A range of newly fitted wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Wall mounted boiler.

First Floor Landing

Bathroom 5' 3" x 5' 3" (1.6m x 1.6m) Panelled bath with overhead shower. Low flush wc. Vanity wash hand basin, Radiator. Ceiling light point.

Bedroom 1 13' 9" x 9' 0" (4.2m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 6" x 5' 9" (3.5m x 1.75m) UPVC double glazed window. Radiator. Ceiling light point.

Externally garden fronted with an enclosed rear yard.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,703 (at the time of writing).

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

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

