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**BIRTENSHAW CRESCENT, BROMLEY CROSS,
BOLTON, BL7 9LU**



- Stunning, extended true bungalow
- Beautifully refurbished and presented
- Free standing slipper bath in en suite
- Two fitted bedrooms, lovely lounge
- Short walk to village and train station
- Modern kitchen with open plan diner
- Utility rm, shower rm & garden building
- Early viewing advised



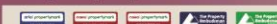
Monthly Rental Of £1,300

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A beautifully appointed, extended two bedroom semidetached bungalow offered to let. Situated in the heart of Bromley cross village, Bromley Cross railway station is just a few minutes walk away which directly serves: Manchester, Salford, Bolton, and Blackburn. Turton high school, Cannon Slade high school, Eagley primary school and St John's primary School are all within easy reach. The property has undergone comprehensive refurbishment during the last five or so years and is offered to the market in our opinion, ready to move straight into. No expense has been spared in the refurbishment or the fixtures and fittings and the ensuite bathroom really is something special being complete with a freestanding slipper bath. The accommodation extends to around 882 ft.² and briefly comprises: entrance vestibule, hallway, living room, wonderful fitted kitchen with integrated appliances, the kitchen opens up into an open plan dining/family room which is flooded with natural light with large windows to the rear and the side, separate utility room, professionally fitted master bedroom complete with four piece ensuite bathroom suite, fitted second bedroom, Separate shower room. Externally there is driveway parking to the front and side and a beautiful easy maintenance rear garden with Astra turf lawn and patio areas, in addition there is a garden building which has previously been used as a bar which may suit a variety of different uses. The bungalow benefits from UPVC double glazing, an alarm system, underfloor heating to some areas and additional items which are included by the landlord as a gesture of goodwill for use during the tenancy. Rarely do properties of this calibre come to the rental market and when they do, they are not available for long. A viewing is highly recommended to appreciate everything on offer, in the first instance a walk-through viewing video is available to watch. A viewing can be arranged by calling; Cardwells Letting Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Entrance vestibule 3' 0" x 6' 2" (0.911m x 1.871m) UPVC entrance door.

Reception Hallway 9' 7" x 5' 5" (2.933m x 1.654m) Stylish modern radiator, quality flooring, drop-down ladder access to the loft storage space.

Living Room 17' 7" x 10' 11" (5.352m x 3.333m) UPVC bay style window to the front with stylish blinds, two radiators, wall mounted electric feature fire, quality flooring, stylish light fitting.

Kitchen 10' 3" x 8' 7" (3.132m x 2.605m) A beautiful professionally fitted and stylish kitchen providing an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, double oven/grill, integrated fridge, sparkle effect works surfaces extend into a breakfast bar, with USB plug socket, spot lighting, UPVC window to the side with complementary blinds, underfloor heating, the kitchen opens up into the open plan dining/Family area.

Dining/Family Room 17' 5" x 10' 2" (5.305m x 3.090m) The area is flooded with natural light from the 2UPVC windows one to the rear and one aside each with matching blinds, UPVC door out onto the rear garden, matching flooring flows from the kitchen, underfloor heating, radiator, matching stylish LED light fittings.

Utility Room 7' 9" x 4' 7" (2.351m x 1.385m) Wall mounted Glow worm boiler, built-in storage space, at the time of writing the water dispensing fridge freezer and the washing machine will be included for the incoming tenant to use but should they be faulty during the tenancy the landlord will not be replacing them, they are included as a gesture of goodwill, UPVC window.

Master bedroom 13' 4" x 10' 10" (4.066m x 3.291m) Professionally fitted bedroom furniture offering an abundance of storage space including: wardrobes, dressing area, chest of drawers and bedside drawers, thick carpeting, radiator, spot lighting, there is a wall mounted Toshiba television in situ which is included as a gesture of goodwill for the incoming tenant to use but will not be replaced during the tenancy if this breakdown.

En-suite 9' 4" x 9' 0" (2.835m x 2.747m) Gorgeous four piece bathroom suite complete with luxurious freestanding slipper style bath with waterfall effect tap and handheld shower option, shower enclosure, wash hand basin and WC, corner fitted storage cabinet, stylish heated towel rail, spot lighting, quality tiling, UPVC window and fitted blinds.

Bedroom Two 8' 9" x 8' 8" (2.671m x 2.642m) Professionally fitted bedroom furniture providing wardrobes, a movable bedside chest of drawers and bridging cabinets, UPVC window to the front, fitted blinds, thick carpeting, feature wallpaper to one wall.

Shower Room 6' 2" x 5' 4" (1.886m x 1.627m) A three-piece shower room suite to comprising: corner shower enclosure, wash basin and WC, UPVC window with fitted blinds, spotlighting, ceramic wall and floor tiling.

Approximate floor area The overall approximate floor area is around 82 m²/882 ft.².

Rear garden The rear garden is fully enclosed and is designed with easy maintenance and all year round enjoyment in mind. There are generous Astroturf lawn garden areas and superb patio and Terrace space, the timber garden building complete with UPVC sliding patio doors is available for the incoming tenants to use. It has previously been used as a bar area and there is power and lighting in place. The garden furniture in the garden Building and the fridge are included as a gesture of goodwill for the incoming tenants to use but will not be replaced. Should they become

unusable during the tenancy. There is a walk-in storage area. There is a covered pergola type garden Building which may well be ideal for sheltered dining or perhaps to accommodate the hot tub there is a metal storage unit in the garden which the incoming tenants will not have access to. Mature shrubs and trees enhance the privacy, there are well stocked and colourful flowerbeds and shrubs.

Parking There is a block paved driveway parking and areas finished in stones that may also be suitable for car parking.

Bolton Council Tax Cardwells Letting Agents Bolton premarketing research indicates that the property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C, which is at an approximate annual price of around £2,015.

Note The below items will be provided for the incoming tenant to use as a gesture of good will from the landlord but will not be repaired or replaced if they perish during the tenancy. Lounge: Home Picture Bedroom One: wall mounted TV En Suite: Artificial Plant, black / diamanté table stand Bedroom Two: mirror Kitchen / Dining Room & Utility: fridge freezer, washer/dryer, 2 breakfast bar stools, heart shaped tree wall picture, Byron food bell chime. Garden building: fridge, L shaped sofa, nest of tables, lamp, artificial plant, 2 bar stools, freestanding cupboard. Garden shed: 4 chairs, 6 padded cushions, outdoor table, sun umbrella.

