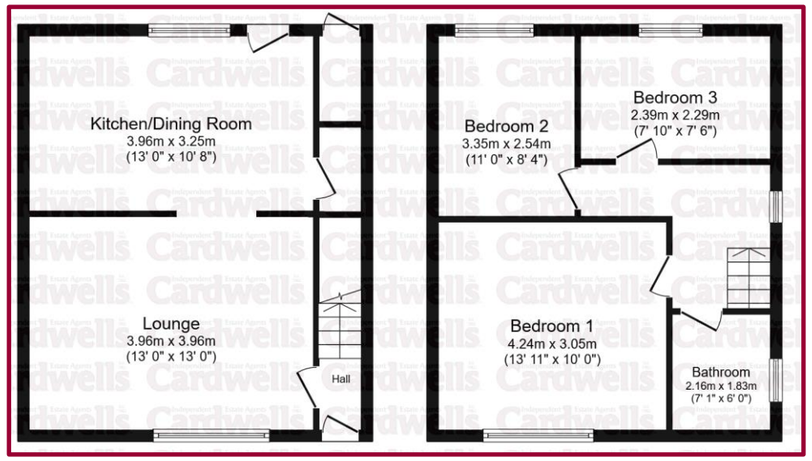

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NORTH WAY, HALL I TH WOOD, BOLTON, BL1 8SU

- **Fabulous family home**
- **Three bedrooms**
- **Lounge & dining kitchen**
- **Delightful gardens to front and rear**
- **Gas ch/upvc dble glazed**
- **Available now**

Monthly Rental Of £1,100

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E: bolton@cardwells.co.uk

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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E: lettings@cardwells.co.uk

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.

Cardwells Letting Agents Bolton are delighted to offer to the fully managed market his fabulous three bed semi detached family home in the sought after Hall I' th' Wood area of Bolton boasting accommodation of approximately 75m2. In close proximity to excellent bus and rail networks, local nurseries and schools with fabulous amenities all close by. Briefly comprising: Composite entrance door, hallway, lounge, dining kitchen, landing, three good sized bedrooms and a very well appointed family bathroom suite. To the outside there are delightful laid to lawn gardens to both front and rear and there is readily available on street parking. To arrange a personal inspection which is highly recommended to appreciate all on offer, please contact Cardwells Letting Agent Bolton, seven days a week on 01204 381281 or via email at lettings@cardwells.co.uk. In the first instance there is an online walkthrough video for your perusal prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 4' 2" x 4' 0" (1.27m x 1.22m) Composite entrance door, wall mounted radiator, enclosed staircase to the landing.

Lounge/Diner 13' 10" x 13' 0" (4.21m x 3.96m) uPVC double glazed window, wall mounted radiator.

Dining Kitchen 10' 8" x 13' 0" (3.25m x 3.96m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, freestanding oven with extractor above, under stairs storage cupboard housing the gas combination boiler, uPVC double glazed window, wall mounted radiator, composite entrance store giving access to the garden.

Landing 8' 9" x 7' 5" (2.66m x 2.26m) Frosted uPVC double glazed window, wall mounted radiator

Bedroom One 1' 11" x 10' 0" (0.58m x 3.05m) uPVC double glazed window, wall mounted radiator.

Bedrpom Two 11' 0" x 8' 4" (3.35m x 2.54m) uPVC double glazed window, wall mounted radiator.

Bedroom Three 7' 10" x 7' 6" (2.39m x 2.28m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 7' 11" x 6' 0" (2.41m x 1.83m) Very well appointed three piece suite comprising Wc, pedestal wash basin, bath with electric shower and fitted glass screen, full wall tiling, built in storage, frosted uPVC double glazed window, wall mounted radiator.

Externally To the outside is readily available on street parking and there are very well maintained low maintenance lead to lawn gardens to front and rear.

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,600.00 per annum.

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

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 75m2.

Tenure Cardwells Letting Agents Bolton research shows the property is of a freehold tenure.

Flood Risk Information Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bolton research shows the property is not in a conservation area.

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

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