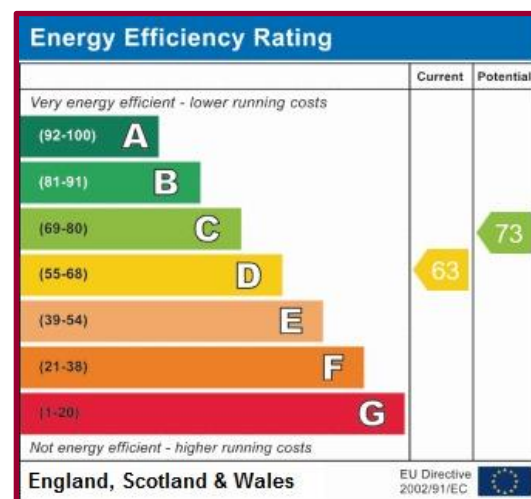
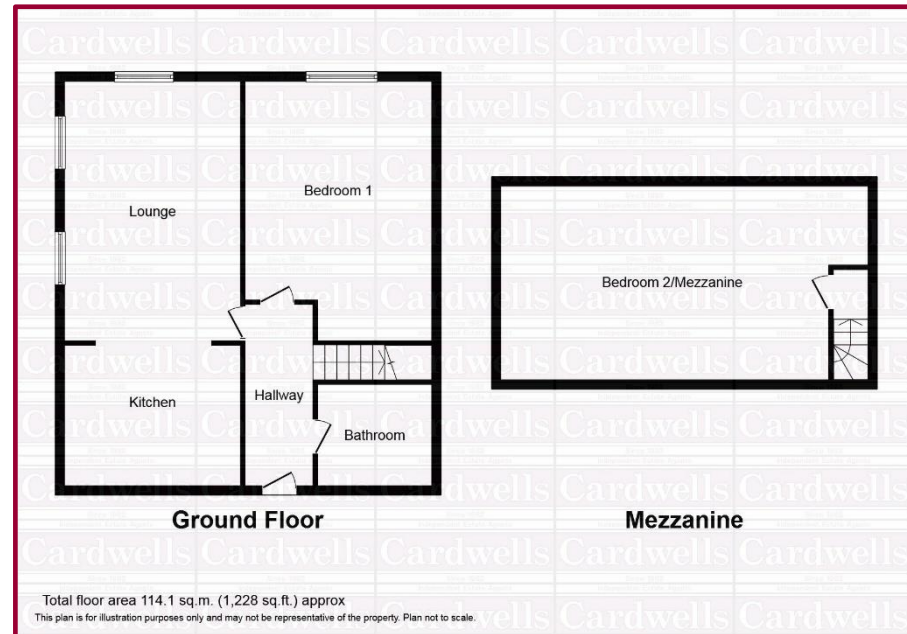


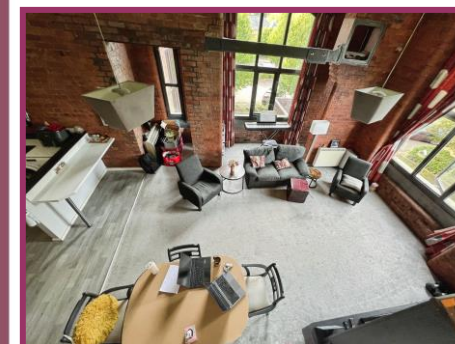


DISCLAIMER This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have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

VALLEY MILL EAGLEY, BOLTON, BL7 9DY



- Very well presented
- Lift served access
- Hall /lounge diner/prof fitted kitchen
- 2 fitted bedrooms
- Close to excellent amenities
- Allocated Parking



Monthly Rental Of £950

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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Letting Agents Bolton offer to the rental market this very well presented two bedroom apartment on the award winning Valley Mill development. Situated in close proximity to Bromley Cross and the fabulous recreational facilities including Turton golf club, the last drop village, highly regarded schools and nurseries, bars and restaurants, and excellent transport links to Blackburn, Manchester and Salford via Bromley Cross train station. Briefly comprising: Lift served access to the first floor, reception hallway, open plan lounge diner with feature exposed brickwork, professionally fitted kitchen with white goods included, master bedroom with fitted furniture, mezzanine/bedroom two also fitted and a three piece family bathroom suite. Viewings can easily be arranged by calling Cardwell's Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

Directions

Leave Bolton via Blackburn Road, carry on until reaching Eagley Way on your right, follow the road right round until you see two mills one is to the left and one is facing. Valley Mill is facing. To get to the car park, follow the road round and it is the second on the right and the car park can be found on the right.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

PRIVATE/ENTRANCE HALL 16' 4" x 5' 2" (4.98m x 1.57m) Fitted carpets, wall mounted electric heater, two useful storage cupboards.

LOUNGE/DINER 19' 5" x 18' 3" (5.91m x 5.56m) Spacious open plan lounge diner comprising fitting carpets, three wall mounted electric heaters, four timber double glazed windows, feature exposed brickwork, built in TV unit.

KITCHEN 10' 6" x 13' 2" (3.20m x 4.01m) Professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, worktops, oven, four electric hob with extractor above, fridge freezer, washing machine, dishwasher, newly fitted cushion flooring.

BEDROOM 1 19' 7" x 10' 10" (5.97m x 3.3m) Fitted wardrobes, carpets, timber double glazed window, wall mounted electric heater.

BATHROOM 6' 9" x 7' 4" (2.06m x 2.23m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachments, wall tiling to the majority, fitted cushion flooring, wall mounted electric heater, inset ceiling spotlights.

BEDROOM 2/MEZZANINE 14' 6" x 11' 4" (4.42m x 3.45m) Fitted wardrobes and storage units, carpets.

PARKING Space no. 68, this parking space can be overlooked from the lounge window.

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

FLOOD RISK INFORMATION Cardwells Letting Agents Bolton pre market research indicates that the property is in a medium flood risk area.

TENURE Cardwells 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 conservation area of Eagley Bank.

COUNCIL TAX Cardwells Letting Agents Bolton pre market research advises that the council tax is payable to Bolton council, is band D, the annual charges are £2,400.00 per annum (at the time of writing).

VIEWING is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

