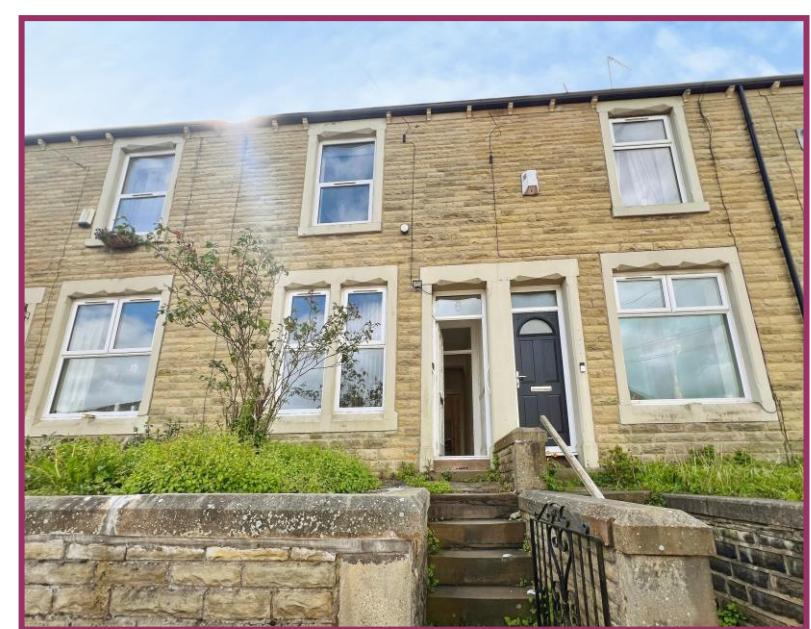


BISHOP STREET, ACCRINGTON, BB5 2NE



- Very well presented two bed mid terrace
- Reception hallway/lounge/dining room
- Extended professionally fitted kitchen
- Landing/2 bedrooms/fitted wardrobes
- Warmed by gas ch/uPVC double glazed
- Call now to view

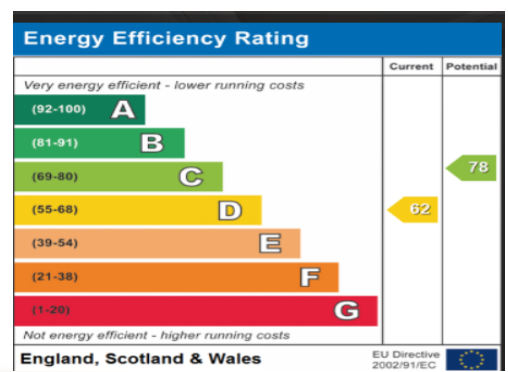
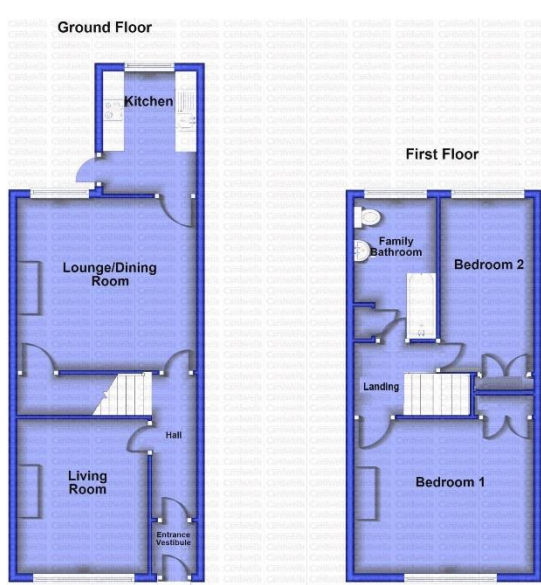


£695 PCM

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

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



Offered to the fully managed rental market on a long term basis is this very well presented recently refurbished extended two bed mid terrace situated on a very pleasant quiet street in Accrington. Offering accommodation which extends to approximately 83 m² and briefly comprising: Vestibule, hallway, lounge, dining room, extended kitchen, landing, two bedrooms both with fitted wardrobes and a very well appointed three piece family bathroom suite. Viewings are available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at Lettings@cardwells.co.uk. In the first instance there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Vestibule 4' 4" x 3' 3" (1.32m x 0.99m)

Hallway 11' 1" x 3' 3" (3.38m x 0.99m) Wall mounted radiator.

Lounge 12' 10" x 9' 2" (3.91m x 2.79m) uPVC double glazed window, wall mounted radiator.

Dining Room 13' 7" x 13' 9" (4.14m x 4.19m) Wall mounted radiator, uPVC double glazed window, under stairs storage cupboard.

Kitchen 9' 9" x 7' 2" (2.97m x 2.18m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, complimentary brick tiled splash backs, space for white goods, oven, four ring gas hob with extractor above, timber door giving access to the rear.

Landing 5' 3" x 7' 7" (1.60m x 2.31m)

Bedroom One 12' 0" x 13' 9" (3.65m x 4.19m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

Bedroom Two 13' 9" x 6' 8" (4.19m x 2.03m) uPVC double glazed window, wall mounted radiator, built in wardrobe.

Family Bathroom 11' 0" x 6' 9" (3.35m x 2.06m) Very well appointed three piece comprising Wc, wash basin on a vanity unit, bath with mixer shower attachment and fitted curtain, wall mounted boiler, frosted uPVC double glazed window, wall mounted heated towel rail.

Externally To the outside is readily available on street parking and there is an enclosed yard to the rear.

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

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Floor Area Total internal floor area: 83m² which is 893ft.²

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Blackburn with Darwen Council at an approximate cost of around £1,663.00 per annum.

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

Flood Risk 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.

