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## BRIERWOOD, TONGE PARK, BOLTON, BL2 2PF



- Lovely semi detached house
- 3 bedrooms
- Well presented
- Larger than average garden
- Driveway parking
- Council Tax Band B
- No deposit option available
- Available now



## Monthly Rental Of £1,200

### 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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A very well presented semi detached house available to rent now with the advantage of the No Deposit Option. Cardwells are pleased to offer for sale this lovely property which is tucked away on a modern development, close to excellent local amenities, including schools, shops, and transport links. The accommodation briefly comprises: Entrance hall, guest, WC, lounge, and a kitchen dining room. Upstairs, there are three bedrooms and a bathroom with a modern white suite. Outside there is a garden to the front and a block paved driveway. The rear garden is a larger than average enclosed garden and is mainly laid to lawn. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells Estate Agents, Bolton, (01204) 381281, [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed front door, leading to

**Entrance Hall** Radiator, staircase leading to the landing, doors leading to

**Guest WC** UPVC, frosted double glazed window to front aspect, close coupled WC, wash basin, radiator.

**Lounge** 14' 2" x 12' 4" (4.31m x 3.76m) UPVC double glazed window to front aspect, radiator below, feature marble fireplace, incorporating a living flame gas fire with an ornate surround, built in under stairs storage cupboard

**Kitchen/Dining Room** 8' 4" x 15' 5" (2.54m x 4.70m) UPVC double glazed French doors and window to rear aspect, modern fitted wall and base units with complimentary working surfaces and tile splashbacks, inset stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner, hob with a stainless steel extractor canopy above, integrated fridge freezer, space for a washing machine, radiator.

**Landing** UPVC frosted double glazed window to side aspect, new carpet, access to the loft, doors, leading to

**Bedroom 1** 13' 10" x 9' 0" (4.21m x 2.74m) UPVC double glazed window to front aspect, radiator below.

**Bedroom 2** 8' 9" x 8' 10" (2.66m x 2.69m) UPVC double glazed window to rear aspect, radiator below, new carpet.

**Bedroom 3** 8' 7" x 6' 9" (2.61m x 2.06m) UPVC double glazed window to front aspect, radiator below, built in storage cupboard.

**Bathroom** 5' 5" x 6' 2" (1.65m x 1.88m) UPVC frosted double glazed window to rear aspect, modern white suite, comprising panel enclosed bath with a separate shower unit above, close coupled WC, wash basin, radiator, tiling to the walls, extractor fan.

**Outside** To the front there is an open plan laid to lawn garden and a block paved driveway, which provides off-street parking. A wooden gate gives access to the rear garden. The rear garden is larger than average and is mainly laid to lawn.

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

**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.

**No Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Deposit Option** 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](http://www.depositprotection.com)

**Council Tax Band:** Bolton Council Tax Rating. The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,763.

**Approximate plot size:** The property is set in a plot which extends to a round 0.06 of an acre

**Viewings:** 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

