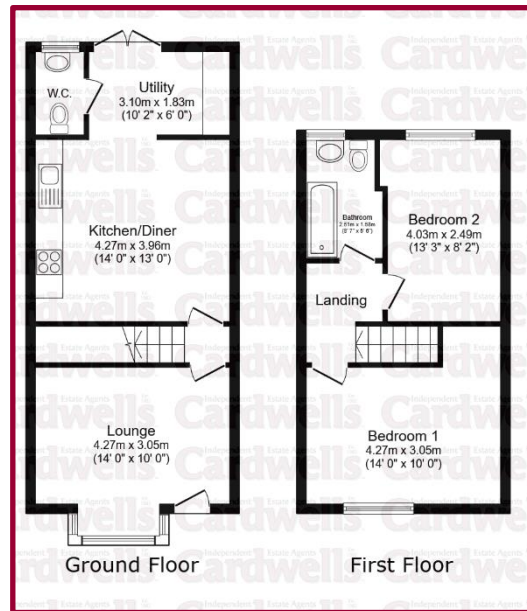




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MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5SW



- Stylish two bedroom cottage
- Quality kitchen diner with appliances
- GF Guest WC & utility room
- Neutral decorations throughout
- Gas CH, UPVCDG
- Available October 2026
- Wonderful views to the front
- Council Tax Band A



Monthly Rental Of £1,000

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Enjoying wonderful views Overfield and towards Winter Hill, this two bedroom cottage is positioned in a fantastic location enjoying a rural feel yet within easy reach of the M61 motorway network, the railway network, Blackrod town Centre, popular schools, shops and fabulous sporting, leisure and recreational facilities, including those at the Middlebrook retail and leisure Park. The property is very well presented throughout with accommodation that extends to around 958 ft.² and briefly comprises: entrance porch, Bay Window living room, stylish professionally fitted kitchen/diner complete with integrated appliances, utility room, ground floor WC/washroom, first floor landing, master bedroom to the front which enjoys the superb views, double size second bedroom and a stylish white three-piece bathroom suite. There are easy maintenance gardens to the rear ideal for all year round use. The property benefits from UPVC double glazing, fitted blinds, quality floor coverings, stylish yet neutral decorations and all that is on offer can only be fully appreciated via a personal inspection. In the first instance there is a walk-through viewing video to watch and then a personal viewing could be arranged by calling: Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 4' 10" x 2' 0" (1.476m x 0.611m) New PVC Bay windows, UPVC double glazed entrance door, quality stained glass internal door into the living room.

Living Room 13' 11" x 12' 4" (4.251m x 3.759m) UPVC double glazed bay window to the front complete with fitted bay window, quality flooring, radiator, neutral decorations.

Kitchen/Diner 13' 0" x 13' 11" (3.961m x 4.252m) A beautifully appointed professionally fitted kitchen with a superb range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge/freezer, double oven/grill, USB plug sockets to the worksurface areas, stainless steel single bowl sink & drainer with mixer tap over, ample dining space, radiator, ceiling spot lighting, opens into the utility room.

Utility Room 10' 2" x 6' 1" (3.090m x 1.847m) UPVC double glazed double patio doors which open out onto the rear garden, wall mounted gas combination central heating boiler, space for the utility machines, radiator.

Guest W/C & Washroom 6' 0" x 2' 8" (1.833m x 0.821m) A white two piece suit comprising: pedestal wash hand basin and dual flush WC, UPVC window with fitted blind, radiator, wall mounted storage cabinet, spot lighting.

Landing 6' 9" x 5' 7" (2.046m x 1.694m) Carpeted landing with drop-down ladder access to the loft, neutral decorations, ceiling mounted smoke alarm, spot lighting.

Bedroom One 14' 0" x 13' 0" (4.267m x 3.959m) From this bedroom the wonderful views can be fully appreciated with Rivington Pike and Winter Hill on the horizon and fields over the road which at the time of writing were a home to 4 grazing horses, this is a stunning view to wake up to each morning. UPVC window with fitted blinds, radiator, neutral decorations, quality carpeting.

Bedroom Two 13' 2" x 8' 9" (4.001m x 2.668m) A generously sized second bedroom with UPVC window to the rear, radiator, neutral decorations and quality carpet.

Bathroom 8' 11" x 5' 6" (2.717m x 1.682m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with fitted glass shower screen and shower over, heated towel rail, ceramic wall, UPVC window with fitted blinds, extractor, ceiling spot lighting.

Plot Size The overall approximate plot size is around 0.03 of an acre.

Approximate floor area The overall approximate floor area is around 958 ft.².

Externally The front garden is set behind a low level wall. The rear garden is designed with easy maintenance and all year-round enjoyment in mind being a flagged finish perfect for entertaining and alfresco dining, there is a brick built storage building.

Council Tax Cardwells Letting Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

Tenure Cardwells Letting Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a term of 999 years from 1st April 1977. It would not be the tenants responsibility to pay the leasehold annual charge.

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 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

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 subject to a minimum of £150.

