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**HIGHER MARKET STREET, FARNWORTH, BOLTON
BL4 9AJ**



- One bedroom flatt
- Recently renovated throughout
- Private rear entrance
- Off road parking
- Town centre location
- Excellent transport links
- Council Tax band A
- Available now



Monthly Rental Of £700

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Lettings Agents Bolton offer to the market this recently refurbished split level one bed flat above a shop on Market Street in Farnworth with its own private gated access to the rear. Offering accommodation of approximately 58 m² and briefly comprising: Wrought iron rear stairs giving access to the entrance, a ground floor shower room with staircase to the main accommodation, lounge, fitted kitchen, bedroom and a toilet. Viewings are welcomed seven days a week by calling Cardwells 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 appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 4' 11" x 4' 3" (1.50m x 1.29m) Access from the rear, wrought iron stairs giving access to the flat entrance.

Ground floor shower room 5' 0" x 4' 3" (1.52m x 1.29m) Two piece suite comprising walk in shower cubicle, wall mounted sink unit, stairs giving access to

Lounge 12' 5" x 15' 5" (3.78m x 4.70m) uPVC double glazed window, wall mounted radiator.

Kitchen 7' 5" x 15' 5" (2.26m x 4.70m) Fitted kitchen comprising stainless steel sink unit, a run of base units, space for white goods, uPVC double glazed window, wall mounted radiator.

Bedroom 13' 4" x 12' 1" (4.06m x 3.68m) uPVC double glazed window, wall mounted radiator.

Toilet Room 3' 7" x 4' 7" (1.09m x 1.40m)

Externally To the outside is readily available off road parking via the private rear entrance.

Floor Area Total internal floor area: 58m² being 624 sq ft

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

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,594.00 per annum.

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

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

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.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

