



DORSET STREET, THE HAULGH, BOLTON, BL2 1HR



- Fully refurbished three bed mid terrace
- Accommodation over three levels
- Lounge/dining room/brand new kitchen
- First floor landing/2 bedrooms/bathroom
- Top floor bedroom three
- Warmed by gas ch/upvc double glazed



£1100 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton offer to the fully managed rental market this fully refurbished property in turn key condition on Dorset Street in the ever popular Haulgh area of Bolton. Boasting accommodation of approximately 137m2 over three levels and briefly comprising: Reception hallway, lounge, dining room, brand new professionally fitted kitchen, first floor landing with two bedrooms and a family bathroom and a stair staircase giving access to the top floor bedroom three. Viewings are readily available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281, via email at lettings@cardwells.co.uk or by visiting www.cardwells.co.uk Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception Hallway 15' 4" x 2' 10" (4.67m x 0.86m) 15'4 x 2'10 wall mounted radiator.

Lounge 14' 6" x 10' 3" (4.42m x 3.12m) uPVC double glazed window, wall mount radiator.

Dining Room 12' 1" x 13' 2" (3.68m x 4.01m) uPVC double glazed window, enclosed staircase to the first floor, wall mounted radiator, under stairs storage cupboard.

Kitchen 14' 11" x 6' 8" (4.54m x 2.03m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, space for white goods, cupboard housing the gas combination boiler, oven, four ring electric hob with extractor above, uPVC double glazed window, composite giving access to the rear.

First Floor Landing 8' 10" x 13' 5" (2.69m x 4.09m)

Bedroom One 11' 3" x 13' 5" (3.43m x 4.09m) uPVC double glazed window, wall mounted radiator.

Bedroom Two 5' 5" x 8' 8" (1.65m x 2.64m) uPVC double glazed window, wall mounted radiator, under stairs storage.

Family Bathroom 11' 6" x 4' 4" (3.50m x 1.32m) Three piece suite comprising WC, pedestal wash basin, bath with T bar mixer shower and fitted glass screen, frosted uPVC double glazed window, wall mounted radiator.

Staircase leading to.

Bedroom Three 13' 2" x 13' 3" (4.01m x 4.04m) uPVC double glazed window, wall mounted radiator.

Externally To the outside is allocated residents permit parking and there is an enclosed rear yard.

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

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.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 137m2.

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.

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.

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.

