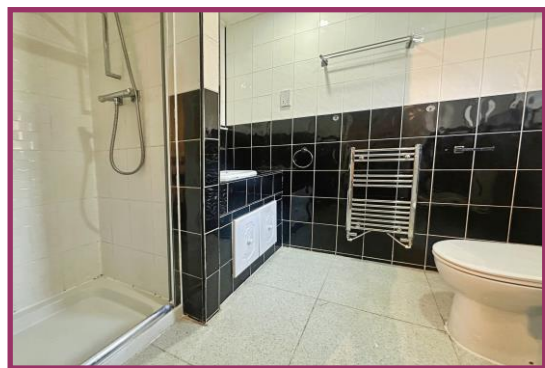




ACORN CLOSE, WHITEFIELD. M45 7BL



- Four Bedrooms
- Three Reception Rooms
- Sought After Location
- Driveway Parking
- Downstairs WC
- Early Viewing Advised
- Council Tax Band F
- Available Now



£1750 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to the rental market this substantial and well-presented four bedroom family home, occupying a pleasant cul-de-sac position and offering generous, versatile accommodation perfectly suited to a growing family. The property provides an excellent amount of living space throughout, with a particularly impressive open-plan lounge and dining room creating a superb area for both everyday family life and entertaining. Further ground floor accommodation includes a well-proportioned breakfast kitchen, conservatory overlooking the rear garden and a converted garage which now provides a valuable second reception room, ideal for use as a family room, playroom, home office or additional sitting room. There is also the added convenience of a downstairs WC and separate utility room. To the first floor are four good-sized bedrooms, with the principal bedroom benefiting from its own en-suite facilities, together with a family bathroom serving the remaining bedrooms. Externally, the property is designed with low-maintenance living in mind. To the front is a substantial block-paved driveway providing off-road parking for numerous vehicles, while gated access to the side leads through to an enclosed, block-paved rear garden, providing an excellent private space for outdoor seating and entertaining. Situated within easy reach of a wide range of local shops, amenities and transport connections, the property is particularly well placed for commuters, with motorway networks just a short distance away providing convenient access towards Manchester and the wider North West. Offering an excellent combination of space, flexibility and location, this impressive family home is expected to attract considerable interest. Internal and early viewing is therefore highly recommended to fully appreciate the accommodation on offer. Please call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Guest WC UPVC double glazed window. Radiator. Ceiling light point. Low flush wc. Pedestal wash hand basin. Wall tiling.

Open Plan Lounge/Diner 26' 11" x 13' 5" (8.2m x 4.1m) UPVC double glazed bay window. Two radiators. Two ceiling light points. UPVC sliding patio doors to conservatory.

Conservatory 28' 7" x 8' 10" (8.7m x 2.7m) UPVC double glazed windows and patio doors leading to rear garden. Two Radiators. Two Ceiling light fans.

Kitchen 15' 5" x 15' 1" (4.7m x 4.6m) UPVC double glazed window. UPVC double glazed sliding patio doors to conservatory. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated dishwasher. Space for fridge freezer.

Family Room 16' 9" x 13' 9" (5.1m x 4.2m) Two UPVC double glazed windows. Radiator. Two ceiling light points.

Utility room 7' 7" x 3' 7" (2.3m x 1.1m) UPVC double glazed window and door. Plumbed for washing machine. Space for dryer.

First Floor Landing

Bedroom 1 14' 9" x 12' 10" (4.5m x 3.9m) UPVC double glazed bay window. Radiator. Ceiling light point. Fitted wardrobes.

En-suite 6' 7" x 6' 3" (2.0m x 1.9m) UPVC double glazed window. Radiator. Shower cubicle with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall and floor tiling. Spotlighting.

Bedroom 2 15' 5" x 9' 2" (4.7m x 2.8m) UPVC double glazed window. Radiator. Ceiling light point. Fitted storage cupboards.

Bedroom 3 12' 10" x 11' 10" (3.9m x 3.6m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobe.

Bedroom 4 9' 6" x 9' 2" (2.9m x 2.8m) UPVC double glazed window. Radiator. Ceiling light point. Fitted storage cupboards.

Externally Block paved driveway for numerous cars with gated side access leading to a rear block paved patio area and garden. Free standing shed.

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

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.

