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SANDHILL CLOSE, GREAT LEVER, BOLTON, BL3 2UB



- Semi detached family home
- Porch/lounge/dining kitchen
- two bedrooms/family bathroom
- Driveway parking/lawn to front
- No Deposit option available
- Warmed by gas ch/Upvc dg



Monthly Rental Of £850

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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Cardwells Letting Agents Bolton are delighted to offer to the fully managed rental market this lovely two bed semi detached property on Sandhill close. Tucked away in the corner of a quiet, pleasant cul-de-sac, warmed by gas central heating and UPVC double glazed throughout. In close proximity to Bolton town centre, the railway station and bus terminus, fabulous amenities, excellent local schools and nurseries. The property comprises: UPVC entrance door, porch, lounge, well appointed dining kitchen, landing, two bedrooms and a three piece family bathroom suite. To the outside is driveway parking to the side of the property, a small front lawn and a low maintenance rear garden with a storage shed. Viewings are strictly by appointment and can easily be arranged 7 days a week via Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 4' 4" x 6' 4" (1.32m x 1.93m) UPVC entrance door, fitted laminate flooring, timber entrance door giving access to;

Lounge 14' 8" x 14' 8" (4.47m x 4.47m) Feature fireplace and surround with inset electric fire, fitted laminate flooring, spindled staircase to the landing, UPVC double glazed window, wall mounted radiator.

Kitchen 10' 8" x 14' 8" (3.25m x 4.47m) Professionally fitted dining kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring electric hob with extractor above, wall mounted gas combination boiler, UPVC doors giving access to the rear garden, UPVC double glazed window, wall mounted radiator.

Landing 9' 1" x 8' 6" (2.77m x 2.59m) Fitted carpets, wall mounted radiator, UPVC double glazed window.

Bedroom One 10' 11" x 7' 10" (3.32m x 2.39m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Two 10' 2" x 6' 9" (3.10m x 2.06m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bathroom 6' 3" x 5' 8" (1.90m x 1.73m) Three piece suite comprising WC, pedestal wash basin, panel bath with mixer shower and fitted glass screen, wall and floor tiling, frosted UPVC double glazed window, wall mounted radiator.

Externally To the outside is driveway parking at the side, a small front lawn and a low maintenance rear garden an enclosed with outside storage 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 Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme should you choose this option, 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.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1,866 per annum payable to Bolton council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.04 of an acre.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

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.

