

Independent Estate Agents
Cardwells Est. 1982

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**CLARENDON ROAD, TONGE FOLD, BOLTON
 BL2 6BT**



- Beautiful two bedroom mid terrace
- Vestibule/lounge/high gloss kitchen
- Landing/2 fitted bedrooms/family bathroom
- Garden fronted/on street parking
- Warmed by gas ch/uPVC double glazed
- EPC rating C
- Band A Council Tax
- Deposit £980



£850.00 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

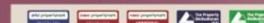
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton offer to the fully managed rental market this fabulous two bed mid terrace property on Clarendon Road in the ever popular Tonge Fold area. Ideally situated for the areas highly regarded local amenities, transport links with nurseries and schools with excellent transport all within the catchment area. Warmed by gas central heating and uPVC double glazed throughout. Briefly comprising: uPVC entrance door, vestibule, lounge, very well appointed high gloss kitchen, landing, two fitted bedrooms and a family bathroom. To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear with a roller shutter door. Viewings can easily be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. In the first instance there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Vestibule 2' 11" x 3' 1" (0.89m x 0.94m) Frosted skylight, timber door giving access to.

Lounge 14' 5" x 12' 5" (4.39m x 3.78m) Feature wall mounted fire, uPVC double glazed window, wall mounted radiator.

Kitchen 11' 7" x 12' 5" (3.53m x 3.78m) Very well appointed kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, integrated oven and grill, four ring hob with extractor above, cupboard housing the gas combination boiler, wall mounted radiator, enclosed staircase to the landing, uPVC door giving access to the rear, under stairs storage cupboard, uPVC double glazed window.

Landing 5' 0" x 4' 9" (1.52m x 1.45m)

Bedroom One 14' 5" x 12' 5" (4.39m x 3.78m) Professionally fitted wardrobes and vanity unit, freestanding bedside tables, uPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 8" x 7' 1" (3.55m x 2.16m) Professionally fitted wardrobes, home office desk, built in storage cupboards, uPVC double glazed window, wall mounted radiator.

Bathroom 6' 5" x 5' 1" (1.95m x 1.55m) Three piece suite comprising Wc, pedestal wash basin, bath with overhead mixer shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Externally To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear with a roller shutter door.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 62m².

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

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

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Bolton Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,594.87 per annum payable to Bolton council.

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 £25 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 Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

