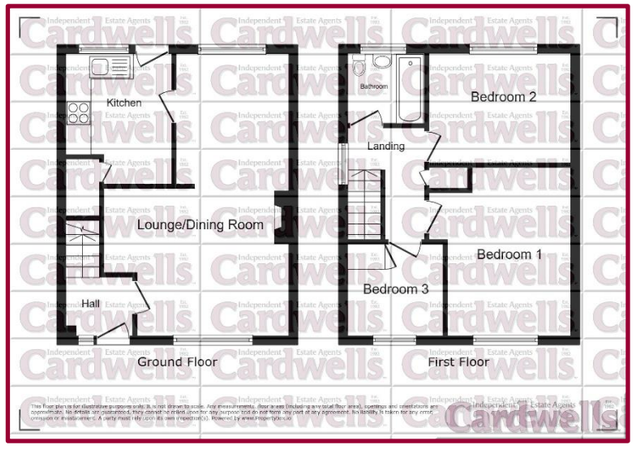

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HIGHER RIDINGS, BROMLEY CROSS, BOLTON BL7 9HD

- **Three bedroom detached**
- **Comprehensively refurbished**
- **Works finished in Summer of 2026**
- **New kitchen & bathroom, new heating**
- **Detached garage, large driveway**
- **Stylish fitted kitchen / diner**
- **Cul de sac position, superb location**
- **Available now**

Monthly Rental Of £1,300

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

During the summer of 2026 this property has undergone a comprehensive and complete refurbishment and transformation to offer a stylish and ready to move into Family home situated on a quiet cul-de-sac location within the heart of Bromley Cross village. St John's primary School is just a short walk away whilst Eagley, Walmsley and Turton High Schools are all within walking distance too, the beautiful countryside of the West Pennine Moors, Jumbles country Park and Jumbles Reservoir is within easy reach for those looking to explore on foot or bicycle, there are fabulous sporting facilities such as Turton golf club, Delph sailing club, the last drop village, super restaurants and public houses and leisure facilities all nearby. The comprehensive refurbishment Works have included a complete rewire, new roof, new UPVC windows, new kitchen, new bathroom, plastering, decorations and floor coverings and the accommodation briefly comprises: entrance hallway, living room with double doors which open up into the open plan kitchen/diner, first floor landing, three bedrooms. Externally there is a single garage served by a sizable driveway providing excellent off-road parking facilities and lawn gardens to the front and the rear. The property benefits from a main gas combination central heating boiler, UPVC windows and the property is available to let right away. Properties that have recently undergo such comprehensive refurbishment works very frequently come to the rental market and therefore we encourage all interested parties to act promptly. In the first instance there is a walk-through viewing video available to watch and then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 4' 11" x 4' 9" (1.490m x 1.436m) Composite quality entrance door with tall frosted glass UPVC window to the side, radiator, quality flooring, neutral decorations, carpeted stairs off to the first floor.

Lounge 14' 4" x 11' 5" (4.365m x 3.473m) Measured at maximum points. UPVC windows to the front, radiator, 12 spot lights, built-in storage space under the stairs which contains the modern trip switch style fuse box, double doors open from the living room into the plan kitchen/diner.

Kitchen/Diner 17' 8" x 10' 0" (5.373m x 3.059m) A beautiful professionally fitted gloss white kitchen which was installed in the summer of 2026 with a superb range of matching: drawers, base and wall cabinets with two hidden cutlery drawers, stainless steel sink and drainer with mixer tap over, oven/grill with gas hob, extractor over, space for a washing machine, space for a condensing dryer, space for a tall fridge freezer, dining space, concealed main gas combination central heating boiler, 12 ceiling spot lights, heat alarm, 2UPVC windows which overlook the rear garden, UPVC double glazed door which opens out onto the rear garden.

First floor landing: 8' 10" x 6' 4" (2.684m x 1.937m) UPVC window to the side, stylish light fitting, fitted smoke alarm, loft access point, quality carpeting, neutral decorations.

Master bedroom: 13' 2" x 12' 9" (4.003m x 3.884m) Measured at maximum points. Decorated, stylish light fitting, 2UPVC windows to the front, radiator, quality carpeting.

Bedroom 2: 11' 1" x 8' 7" (3.381m x 2.624m) UPVC window enjoying the aspect over the garden, stylish light fitting, radiator, neutral decorations, quality carpeting.

Bedroom 3: 7' 2" x 7' 9" (2.187m x 2.362m) UPVC window to the front, radiator, neutral decorations, quality carpeting, stylish light fitting.

Bathroom: 6' 3" x 5' 5" (1.900m x 1.658m) A stylish white three-piece bathroom suite installed in the summer of 2026 comprising: dual flush WC, shaped wash hand basin with two storage drawers below, bath with shower over, enjoying both hand held and overhead shower options, UPVC window, extractor fan, heated towel rail, wall tiling, spot lighting.

Plot size: The overall approximate plot size is around 0.07 of an acre.

Front garden: Front garden is predominantly laid to lawn.

Rear garden: The garden is predominantly laid to lawn.

Garage: There is a detached single garage with UPVC window. There is significant driveway parking which runs from the front of the plot all the way along the side of the property to serve the garage.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating C, with an approximate annual cost of £2,015

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, 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.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is leasehold we are advised that ground rent is approximately £32.00 per annum.

Plot Size The overall approximate plot size extends to around 0.07 of an acres

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