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**PADDOCKS CLOSE, BLACKROD, BOLTON
BL6 5BX**



- 3 bed semi detached/set over 3 floors
- Hall/lounge/dining kitchen/cloaks wc
- First floor 2 bedrooms and family bathroom
- Upper floor master bedroom/double driveway
- Warmed by gas ch/upvc double glazed
- Minimum 12 month lease term
- Deposit of £1,440
- Council tax band C



£1,250.00 PCM

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



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.



Offered to the fully managed rental market by Cardwells Letting Agents Bolton for a minimum 12 month term is this very well presented 3 bed semi detached property boasting accommodation over three levels. Situated on Paddocks Close in Blackrod in a quiet cul de sac just off Manchester Railway and as such offering fantastic transport links with highly regarded local schools and amenities all in close proximity. Warmed by gas central heating and upvc double glazed throughout this versatile accommodation briefly comprises: Composite entrance door, bay fronted lounge, very well appointed dining kitchen, cloaks wc, first floor landing, 2 bedrooms and a family bathroom and a master bedroom on the upper floor. Viewings are readily available, 7 days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Hallway 4' 11" x 4' 9" (1.50m x 1.45m) Enclosed staircase to the first floor landing, wall mounted alarm pad and radiator, timber door giving access to.

Lounge 15' 6" x 13' 5" (4.72m x 4.09m) Fitted carpets, UPVC double glazed bay window, wall mounted radiator, inset ceiling spotlights, under stairs storage cupboard.

Dining Kitchen 9' 10" x 16' 6" (2.99m x 5.03m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink with mixer tap over, high gloss base and wall units, worktops, integrated fridge freezer and dishwasher, oven, four ring gas hob with extractor above, tiled flooring, double UPVC doors giving access to the rear garden, wall mounted radiator, cupboard housing the gas combination boiler, UPVC double glazed window.

Cloaks WC 6' 2" x 2' 11" (1.88m x 0.89m) Two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

First Floor Landing 16' 10" x 6' 3" (5.13m x 1.90m) Fitted carpets, UPVC double glazed window, wall mounted radiator, enclosed staircase to the upper master bedroom.

Bedroom Two 11' 7" x 10' 1" (3.53m x 3.07m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Three 11' 9" x 9' 7" (3.58m x 2.92m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 5" x 6' 10" (1.95m x 2.08m) 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 heated towel rail, inset ceiling spot lights.

Bedroom One 23' 3" x 16' 7" (7.08m x 5.05m) Fitted carpets, UPVC double glazed window, two velux windows, wall mounted radiator.

Outside To the outside is double driveway parking and to the rear is a good sized corner plot garden comprising a patio and lawn area with outhouse 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 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

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. A walk through viewing video is available to watch in the first instance.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,938.40 (at the time of writing).

Conservation Area Cardwells Letting Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Thinking of Letting? If you are thinking of Letting a property, perhaps Cardwells Letting Agents Walkden can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (0161) 7943434, email: lettings@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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

