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**HATFIELD ROAD, HEATON, BOLTON, BL1 3BU**



- Well presented mid terrace
- Lounge & dining kitchen
- Two bedrooms
- Warmed by gas ch/upvc double
- Garden fronted
- Council Tax Band A



**Monthly Rental Of £800**

**BOLTON**  
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E: bolton@cardwells.co.uk

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Offered to the rental market by Cardwells Letting Agents Bolton is this well presented two bed mid terrace property on Hatfield Road in Heaton. Situated in a consistently popular residential area and briefly comprising: Composite entrance door, lounge, dining kitchen, landing, two bedrooms and a family bathroom suite. To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear. Warmed by gas central heating and uPVC double glazed throughout, viewings are available seven days a week by calling Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge** 15' 4" x 13' 0" (4.67m x 3.96m) Composite entrance door into, feature fireplace and surround, UPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 9' 5" x 13' 0" (2.87m x 3.96m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob, complementary tiled splash backs, spindled staircase to the landing, composite door giving access to the rear.

**Landing** 2' 4" x 6' 5" (0.71m x 1.95m)

**Bedroom One** 12' 10" x 13' 0" (3.91m x 3.96m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 11' 9" x 6' 2" (3.58m x 1.88m) Wall mounted gas combination boiler, upvc double glazed window, wall mounted radiator.

**Bathroom** 8' 11" x 6' 3" (2.72m x 1.90m) Three piece suite comprising Wc, wash basin on a vanity unit, bath with mixer shower attachment and fitted curtain pole, frosted upvc double glazed window, wall mounted heated towel rail, full wall tiling.

**Externally** To the outside is garden fronted with readily available on street parking and there is an enclosed the yard to the rear

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 59m<sup>2</sup>.

**Council Tax Band** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.00 per annum payable to Bolton council.

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

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

**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](http://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 Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

