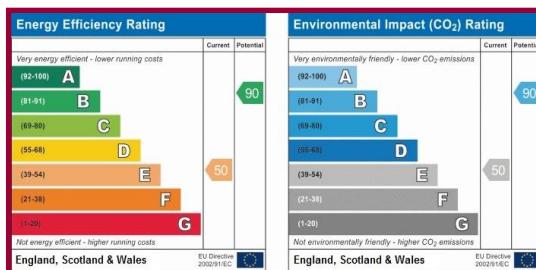


HASTINGS ROAD, HEATON, BOLTON, BL1 4NQ



- 2 Double Bed Mid Terrace
- Vestibule/Bay Window Lounge
- Spacious Dining Kitchen
- Front Garden/Yard To Rear
- Gas CH/Upvc DG
- Minimum 12 Month Let
- Excellent Local Amenities
- Available January 2025



Monthly Rental Of £850

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



A 2 bed mid terrace available to rent in January 2025. Situated in the ever popular Heaton area and as such being close to Morrisons, highly regarded nurseries and schools and excellent public transport links. Briefly comprising: Vestibule, bay window lounge, spacious dining kitchen, staircase to the landing, 2 double bedrooms and a shower room. Outside offers a front garden with perennial shrubs and a good sized yard to the rear. Upvc double glazed and warmed by gas central heating, viewings are available now, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walkthrough video first although the video & photos were taken in 2022.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 2" x 3' 2" (0.96m x 0.96m) Timber entrance door, carpet, cloak rail, meter cupboard.

Lounge 15' 11" x 13' 10" (4.85m x 4.21m) Wall mounted electric fire, carpet, uPVC DG bay window to front.

Dining Kitchen 13' 0" x 13' 10" (3.96m x 4.21m) Professionally fitted kitchen comprising; Stainless steel sink with mixer tap over, wall and base units, worktops, oven, electric hob with extractor above. Spindle staircase to 1st floor, uPVC DG bay widow to rear, wall mounted boiler.

Landing 6' 9" x 4' 11" (2.06m x 1.50m) carpet

Bedroom 1 12' 6" x 13' 10" (3.81m x 4.21m) carpet, uPVC DG window, radiator

Bedroom 2 13' 5" x 8' 8" (4.09m x 2.64m) carpet, uPVC DG window, radiator.

Shower Room 6' 4" x 6' 2" (1.93m x 1.88m) well appointed shower room comprises; w.c., wash basin, walk in shower room, cushion flooring, frosted uPVC DG window, wall mounted heated towel rail.

Outside Garden to front with perennial shrubs, good size yard to the rear.

Parking On road

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,427.38 (at the time of writing).

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.

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 should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Nil 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**. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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

