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



- Very well presented three bedroom mews
- Hall/lounge prof fitted dining kitchen
- First floor two double bedrooms/bathroom
- Top floor master bedroom
- Warmed by gas ch/upvc double glazed
- Minimum lease term of 12 months
- Deposit of £1,375
- Council Tax Band C



**£1,195 PCM**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto: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](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A very well presented three bedroom mews property with accommodation over three levels tucked away in a quiet cul de sac on Paddocks Close in Blackrod. Situated just off Chorley Road and as such being in close proximity to excellent transport links via the motorway network, local schools, popular bars and restaurants with amenities all close by. Warmed by gas central heating and UPVC double glazed throughout a personal inspection come with our highest recommendations and the property briefly comprises: Composite entrance door, hallway with an enclosed staircase to the first floor landing, bay fronted lounge, very well appointed dining kitchen, cloaks WC, two double bedrooms and a family bathroom on the first floor and on the upper floor is the master bedroom.

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

Composite entrance door into

**Hallway** 4' 1" x 4' 9" (1.24m x 1.45m) Enclosed staircase to the first floor landing, timber entrance door giving access into.

**Lounge** 15' 5" x 13' 5" (4.70m x 4.09m) UPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

**Dining Kitchen** 9' 10" x 16' 7" (2.99m x 5.05m) Very well appointed 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, inset ceiling spotlights, UPVC double doors giving access to rear garden, wall mounted gas combination boiler, UPVC double glazed window.

**Cloaks WC** 6' 11" x 2' 11" (2.11m x 0.89m) Two piece suite comprising WC, pedestal wash basin, wall mounted heated towel rail.

**Landing** 17' 2" x 6' 4" (5.23m x 1.93m) Fitted carpets, upvc double glazed window, wall mounted radiator.

**Bedroom Two** 12' 0" x 10' 1" (3.65m x 3.07m) Upvc double glazed window, wall mounted radiator.

**Bedroom Three** 11' 7" x 10' 1" (3.53m x 3.07m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 6' 7" x 6' 10" (2.01m x 2.08m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, wall tiling to the majority, frosted UPVC double glazed window, wall mounted heated towel rail.

Landing giving access to

**Bedroom One** 23' 5" x 16' 7" (7.13m x 5.05m) Fitted carpets, UPVC double glazed window, wall mounted radiator, two velux windows.

**Outside** To the outside is residents parking with a small front garden and there is an enclosed garden to the rear.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 112 m<sup>2</sup>.

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

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

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £1,938.40 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.

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

**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.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

