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CHORLEY OLD ROAD, HEATON, BOLTON, BL1 6AE



- Stunning Five Bedroom Home
- Accommodation over three floors
- Refurbished "As New" condition
- Open plan fitted dining kitchen
- Lounge, Bathroom and shower room
- Off Road parking to rear
- Minimum term 12 months
- Available now



Monthly Rental Of £1,750

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This stunning and sizeable five bedroom property provides for stylish living over three floors. The property has been the subject of a full refurbishment program and is offered to the rental market effectively as an as new property. Everything is brand new and unused. The spacious accommodation briefly comprises: entrance hall, large lounge, spacious fitted dining kitchen with guest w.c. The first floor has three sizeable bedrooms and a bathroom with three piece suite whilst the second floor has two further spacious bedrooms and a shower room. Located within walking distance of wide ranging amenities, well regarded schools, parks and recreational facilities and excellent transport links, this stunning family home is something special in the rental market and early viewing is advised, which in the first instance can be via our virtual viewing video and then in person by contacting our Cardwells letting agents Bolton on 01204 381281 or emailing lettings@cardwells.co.uk, the minimum term would be for 12 months.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 19' 8" x 4' 11" (6.0m x 1.5m) Composite door to the front elevation. Stairs lead off to the first floor landing. Laminate flooring. Radiator.

Lounge 14' 9" x 13' 5" (4.5m x 4.1m) Double glazed bay window to the front elevation. Laminate floor. Radiator.

Open plan dining kitchen 18' 8" x 14' 1" (5.7m x 4.3m) Double glazed window and composite door to the rear elevation. Laminate floor. Radiator. The kitchen area has a generous range of base units with complementary work surfaces and matching wall mounted cabinets. Integrated appliances include fridge, freezer and dish washer. There is plumbing for a washing machine. Electric oven. There is a matching island with breakfast bar seating and inset ceramic hob.

Guest w.c. Dual flush w.c. With hand wash basin. Radiator. Ventilation. Cupboard housing central heating boiler. Recessed spotlights. Laminate floor.

First Floor Landing Large storage area.

Bathroom 13' 1" x 5' 7" (4.0m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising: bath with shower and screen over, vanity sink with storage and dual flush w.c. Tiled floor. Chrome heated towel rail.

Bedroom Three 14' 9" x 11' 2" (4.5m x 3.4m) Double glazed window to the front elevation. Double glazed window to the front elevation. Radiator.

Bedroom Four 13' 1" x 12' 6" (4.0m x 3.8m) Double glazed window to the rear elevation. Radiator.

Bedroom Five 16' 5" x 6' 11" (5.0m x 2.1m) Double glazed window to the front elevation. Radiator.

Second Floor

Bedroom One 18' 4" x 15' 1" (5.6m x 4.6m) Vaulted ceiling. Double glazed window to the front elevation. Beams to ceiling. Large store. Radiator.

Bedroom Two 18' 8" x 13' 1" (5.7m x 4.0m) Some restricted headroom. Two skylight windows. Beams to ceiling. Radiator.

Shower Room Three piece suite comprising: walk in shower cubicle, vanity sink with storage and close coupled w.c. Tiled floor. Ventilation.

Externally The property enjoys low maintenance garden areas to both the front and rear with the added advantage of having a double width driveway to the rear.

Council Tax Cardwells letting agents Bolton premarket research indicates that the property is council tax band B which at the current cost is approximately £1763 per annum 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.

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

