



Ground Floor



First Floor

**CAMBECK CLOSE, WHITEFIELD
M45 8NF**



- Fully refurbished three bed semi detached
- Hall/cloaks WC/lounge/dining kitchen
- Utility/landing/separate WC/family bathroom
- 3 bedrooms/driveway parking/rear garden
- Warmed by an energy efficient heat pump
- 12 Month minimum lease term
- Deposit of £1,615
- Council Tax Band B



£1,400 PCM

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bury are delighted to offer to the rental market for a minimum 12 month term this fabulous, fully refurbished three bed semi detached property on Cambeck Close. Tucked away just off Ribble Drive and as such being ideally located for Whitefield Centre and all its fantastic amenities, popular bars and restaurants, metrolink station and excellent transport links via the M60 motorway network. Briefly comprising: Composite entrance door, reception hallway, cloaks WC, lounge, very well appointed dining kitchen, utility, landing, three good bedrooms, a separate WC and a three piece family bathroom suite. To the outside is double driveway parking to the front and there is a large rear garden which is predominantly lead to lawn. Warmed by an energy efficient heat pump system and UPVC double glazed throughout, a personal inspection comes with our highest recommendations and can easily be arranged by ringing Cardwell Letting Agents Bury on 0161 7611215 or via email at bury@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception Hallway 7' 10" x 6' 4" (2.39m x 1.93m) Wall mounted radiator.

Cloaks WC 3' 7" x 5' 2" (1.09m x 1.57m) Two piece suite comprising WC, wash basin on a vanity unit, frosted UPVC double glazed window, wall mounted heated towel rail, built in storage cupboards.

Lounge 18' 1" x 12' 7" (5.51m x 3.83m) two upvc double glazed windows, two wall mounted radiators.

Dining Kitchen 17' 9" x 13' 11" (5.41m x 4.24m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring electric hob with extractor above, patio doors giving access to the rear garden, wall mounted radiator.

Utility Room 8' 11" x 8' 0" (2.72m x 2.44m) One and a half bowl stainless steel sink unit with mixer tap over, base and wall units, energy efficient heat pump boiler, complementary brick tiled splash backs, space four white goods.

Landing 4' 9" x 8' 11" (1.45m x 2.72m)

Bedroom One 10' 8" x 12' 10" (3.25m x 3.91m) UPVC double glazed window, wall mounted radiator.

Bedroom Two 12' 6" x 11' 6" (3.81m x 3.50m) Upvc double glaze window, wall mounted radiator.

Bedroom Three 10' 9" x 10' 0" (3.27m x 3.05m) UPVC double glazed window, wall mounted radiator.

Separate W.C 2' 8" x 4' 10" (0.81m x 1.47m) Two piece suite comprising WC, wash basin on a vanity unit, frosted uPVC double glazed window, wall mounted heated towel rail.

Bathroom 5' 11" x 9' 3" (1.80m x 2.82m) Three piece suite comprising WC, pedestal wash basin, walk in shower cubicle, frosted upvc double glazed window, wall mounted heated towel rail.

Outside The outside is double driveway parking and there is a large enclosed rear garden.

Solar Panels Cardwells Letting Agents Bury have been advised that the property has solar panels installed and battery storage which means it can be cheaper on utility bills and has an overnight tariff where the battery charges.

Plot Size Cardwells Letting Agents Bury pre market research indicates that the plot size is approximately 0.08 of an acre.

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

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

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

Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band B and the current cost is £1780.17 per annum payable to Bury 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 The deposit will be registered with the Deposit Protection Service (DPS) and will be for an amount equivalent to five weeks rent.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bury on 0161 761 1215, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

Thinking of letting a property? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury 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 761 1215, email: mail@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 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

