



Independent Estate Agents  
**Cardwells**  
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**MOSS BANK WAY, DOFFCOCKER, BOLTON, BL1 5TB**



- Walkthrough viewing video
- Enclosed gardens to front & rear
- Council tax band A, Freehold
- 3 Bedroom semi detached
- 0.06 of an acre, 602sqft, EPC: C
- New carpets in Winter 2024
- Fitted kitchen / diner, lounge
- WC & 3pc family bathroom



**£900PCM**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

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A three bedroom semi-detached family home available to let now, situated in a consistently popular residential location being within walking distance of: shops, popular schools, transport links, restaurants and some beautiful countryside. The accommodation extends to around 602 ft<sup>2</sup>; and briefly comprises: entrance hallway, generous lounge/diner, kitchen/diner with useful walk-in storage space, rear hall, ground floor guest WC washroom, first floor landing, three good size bedrooms and a three-piece family bathroom suite. The overall plot size is around 0.06 of an acre and there are enclosed garden areas to the rear and the front/side. The property benefits from UPVC double glazing, a Worcester gas central heating boiler, neutral decorations and new carpeting has been laid in the winter of 2024. Prior to the tenancy beginning there will be a new gas safety certificate, electric certificate and Legionnaires tests. The landlord is happy for the incoming tenant to decide if they would prefer a traditional deposit of five weeks rent lodged with the Deposit Protection Service (DPS) or a Reposit insurance backed scheme. Please speak to Cardwells Letting Agents Bolton for further details about this. In the first instance there is a walk through viewing video available to watch, then a personal viewing inspection can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Entrance Hallway** 5' 0" x 4' 3" (1.524m x 1.308m) UPVC window to the side with fitted blinds, radiator, UPVC double glazed entrance door, stairs off to the first floor.

**Living Room** 17' 1" x 12' 11" (5.212m x 3.937m) Measured at maximum points into the UPVC bay window to the front which is fitted with blinds, new carpets were laid in the winter of 2024, neutral decorations, radiator.

**Kitchen** 13' 9" x 7' 8" (4.189m x 2.340m) Fitted with a matching range of drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, wall mounted Worcester gas central heating boiler, 2 UPVC windows overlooking the rear garden, radiator, we are advised that a new cooker will be installed prior to the tenancy beginning, door off to pantry/under stairs storage space.

**Rear Hall** 4' 8" x 2' 10" (1.414m x 0.856m) UPVC door out to the rear garden.

**Ground floor WC room** 4' 5" x 2' 9" (1.349m x 0.828m) A two piece suite comprising wash hand basin and WC, UPVC window, radiator.

**First Floor Landing** 11' 3" x 2' 6" (3.425m x 0.77m) UPVC window to the side over the stairs, loft access point.

**Bedroom One** 13' 6" x 12' 4" (4.115m x 3.749m) UPVC bay window to the front, radiator, built-in storage/wardrobe space, wood laminate flooring.

**Bedroom Two** 12' 2" x 7' 8" (3.712m x 2.336m) UPVC window overlooking the rear garden, radiator, feature wallpaper to one wall.

**Bedroom Three** 10' 10" x 7' 9" (3.303m x 2.352m) UPVC windows to the front and the side, radiator.

**Bathroom** 7' 9" x 4' 10" (2.351m x 1.463m) A white three-piece bathroom suite comprising: pedestal wash handbasin, WC and bath with shower over, radiator, ceramic wall tiling, UPVC window.

**Rear Garden** The rear garden is predominantly laid to lawn and enclosed with fencing with patio areas.

**Front Garden** Front garden is predominantly laid to lawn and of a generous size. The privacy is enhanced by a mature Hydro to the front perimeter.

**Parking** No private allocated parking. There are parking lay-bys close by to the road.

**Approximate Plot Size** Approximate plot size. The overall approximate plot size extends to around 0.06 of an acre.

**Energy Performance Certificate** The energy performance certificate rating is C and the certificate is valid until the 13th of February 2032.

**Bolton Council Tax** The property is situated within the borough of Bolton and, as such, the council tax is payable to Bolton Council. The council tax band rating is A, which is at an approximate annual price of around £1432.

**Conservation area** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Floor Risk Information** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having "no risk" of flooding.

**Approximate floor area** The overall approximate floor area extends to around 56 m<sup>2</sup>/602 ft.<sup>2</sup>

**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 and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Reposit option** Nil Deposit Option Available 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.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video will be available to watch in due course.

**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

**Thinking of Renting or selling a property?** If you are thinking of selling or renting a property, perhaps Cardwells Letting Agents Bolton 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 01204 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

