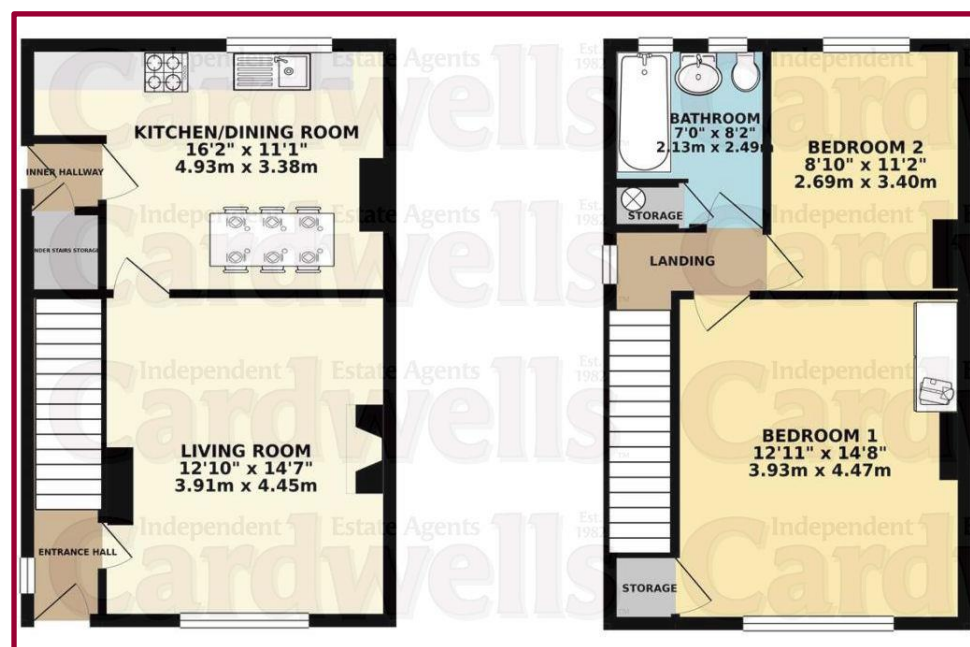




| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 69 | 84 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| www.EPC4U.com | | |



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, 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 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 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

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RAIKES ROAD, DARCY LEVER, BOLTON, BL3 1SW



- A lovely semi detached house
- 2 bedrooms, unfurnished
- Modern & very well presented
- Minimum 12 months lease
- Front & rear gardens
- Driveway, useful storage shed
- Council Tax Band A
- Available Now



Monthly Rental Of £795

BOLTON

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E: bolton@cardwells.co.uk

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Available to let now minimum 12 month lease. A lovely two bedroom semi detached house, situated in a popular and convenient location, close to good amenities. The property is unfurnished and very well presented throughout. The accommodation comprises, Entrance hall, lounge, rear hallway and a modern kitchen dining room. Upstairs there are two double bedrooms and a modern bathroom. The property also benefits from uPVC double glazing and gas central heating via a modern boiler. Viewing is highly recommended through Cardwells Lettings, lettings@cardwells.co.uk, (01204) 381281, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door, leading to

Entrance hall: uPVC double glazed window, side aspect, radiator, staircase leading to the landing.

Lounge: 12' 10" x 14' 7" (3.91m x 4.44m) uPVC double glazed window front aspect, feature fireplace, incorporating a living flame gas fire with a wooden mantle surround.

Kitchen dining room: 16' 2" x 11' 1" (4.92m x 3.38m) uPVC double glazed window, rear garden aspect, range of modern fitted wall and base units with Quartz working surfaces and tiled splashback, built in oven and grill, inset 5 ring gas burner hob with an extractor fan above, single drainer sink unit with mixer tap, integrated dishwasher, space for a cooker, space for a fridge freezer, radiator, inset spotlights to the ceiling. Door leading to

Rear hallway: Built in under stairs storage cupboard, composite back door.

Landing: uPVC double glazed window, side aspect, access to the loft, doors leading to

Bedroom 1: 14' 8" x 12' 11" (4.47m x 3.93m) uPVC double glazed window, front aspect, radiator below, fitted shelving, picture rail, built in storage/wardrobe.

Bedroom 2: 11' 2" x 8' 10" (3.40m x 2.69m) uPVC double glazed window, rear aspect, radiator.

Bathroom: 8' 2" x 7' 0" (2.49m x 2.13m) 2 uPVC frosted double glazed windows, rear aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, close couple WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan, fitted airing cupboard.

Outside: Outside front, there is a good sized garden/driveway. The driveway is block paved and a block paved pathway, which leads along the side elevation. To the rear, enclosed garden, which is mainly laid to lawn, with a gravelled pathway, leading to a canopied wooden decked patio. There is also a large storage shed.

Viewings: Please contact Cardwells Lettings agents Bolton to view on 01204 381281, lettings@cardwells.co.uk, www.cardwells.co.uk

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

Tenure: Cardwells lettings agents Bolton research shows the property is a Freehold property.

Council tax: Cardwells lettings agents Bolton research shows the property is band A, annual charges of £1306

Plot size: Cardwells lettings agents Bolton research shows the property is approximate plot size 0.05 acre

