



Independent Estate Agents  
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**HALTON STREET, TONGE FOLD, BOLTON  
BL2 1JT**



- Stunning fully refurbished two bed terrace
- Lounge/professionally fitted dining kitchen
- Landing/2 bedrooms/family bathroom
- Close to Bolton centre/excellent amenities
- On street parking/large enclosed rear garden.
- 12 Month minimum term
- Deposit of £920.00
- Council Tax band A



**£800.00 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

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A simply stunning, fully refurbished two bed mid terrace property available to let now for a minimum 12 month term by Cardwells letting agents Bolton. Situated on Halton Street in the ever popular Tonge fold area and in close proximity to the areas fantastic amenities, country walks, bars and restaurants, local nurseries and schools with excellent transport links to Bolton town centre, Bury and beyond all within close proximity. The property has recently undergone a comprehensive refurbishment and briefly comprises: UPVC entrance door, lounge, bespoke professionally fitted dining kitchen, extended sunroom, landing, two bedrooms and a well appointed three piece family bathroom suite. To the outside is readily available on street parking and there is a large enclosed rear garden complete with large storage shed. A personal inspection comes with highest recommendations to all on offer and this can easily be arranged by ringing Cardwells letting agents Bolton on 01204 381281 or via email [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video priority booking your appointment.

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

##### **UPVC entrance door into**

**Lounge** 13' 1" x 13' 8" (3.98m x 4.16m) Brand new quality fitted wooden flooring, freshly painted walls and skirting boards, UPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 12' 3" x 13' 6" (3.73m x 4.11m) Brand new bespoke professionally fitted dining kitchen comprising sink unit with mixer tap over, base and wall units, high quality worktops, four ring electric hob with extractor above, integrated fan assisted electric oven, space for white goods, enclosed staircase giving access to the landing, quality fitted brand new wooden flooring, useful under stairs storage, UPVC double glazed window, wall mounted radiator.

**Extended Sunroom** 8' 5" x 4' 8" (2.56m x 1.42m) UPVC build, fitted tiled flooring, UPVC door giving access to the rear garden.

**Landing** 13' 8" x 6' 2" (4.16m x 1.88m) Brand new carpets, freshly painted walls and skirting boards.

**Bedroom One** 10' 0" x 13' 8" (3.05m x 4.16m) Brand new carpets, freshly painted walls and skirting boards, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 8' 8" x 8' 5" (2.64m x 2.56m) Brand new carpets, freshly painted walls and skirting boards, UPVC double glazed window, wall mounted radiator.

**Family Bathroom** 11' 6" x 4' 10" (3.50m x 1.47m) Brand new three piece suite comprising WC, wash basin on a vanity unit, bath with overhead mixer shower and fitted glass screen, frosted UPVC double glazed window, wall mounted heated towel rail.

**Outside & Parking** To the outside is readily available on street parking and there is a large low maintenance garden to the rear complete with storage shed.

**Plot size** Cardwells letting agents Bolton pre market research indicates that the plot size is approximately 0.26 of an acre.

**Flood risk information** Cardwells letting agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Tenure** Cardwells letting agents Bolton pre market research indicates that the property is of a freehold tenure.

**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 A and the current cost is £1,427.38 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](http://www.depositprotection.com)

**Viewings** Viewing is highly recommended via an advanced appointment which can be arranged with Cardwells Letting Agents Bolton on 01204381281 or via email [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

**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

