

**SHAWCROFT VIEW, BOLTON
 BL1 8UU**



- Extended three bed Mews
- Hall lounge cloaks WC
- Fully fitted kitchen
- Extended dining room
- AVAILABLE MID JANUARY 2025
- Deposit of £1,095
- Minimum 12 month lease
- AVAILABLE WITH NO DEPOSIT



£950.00 PCM

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

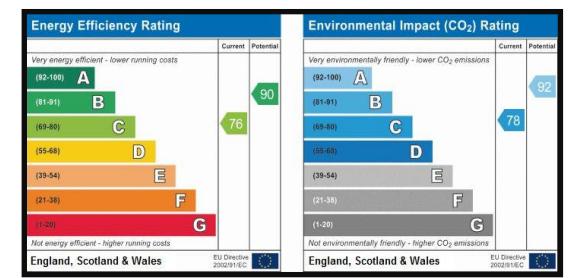
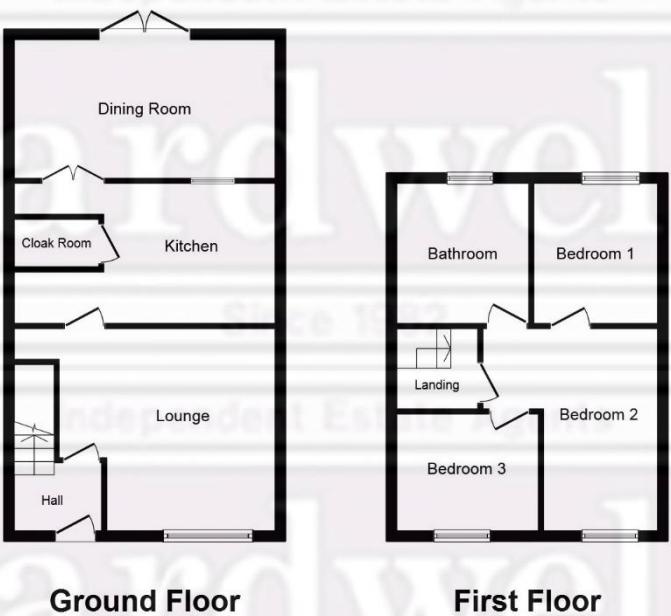
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Cardwells are delighted to offer to the fully managed rental market this, extended three bed Mews property in close proximity to Hallith Wood train station. Available from mid January this property is very well presented throughout and briefly comprising: Composite entrance door into hallway, lounge with wall mounted feature fire, kitchen with high gloss base and wall units and integrated appliances, cloaks WC, extended dining room with double doors to the rear, 3 good beds, 2 fitted and a well appointed family bathroom suite. Outside offers parking to the front and a small lawn and decking to the rear with a garden shed. Warmed by gas central heating and UPVC double glazed throughout the property is available for a minimum 12 month lease with a ZERO DEPOSIT option. Viewings are available seven days a week via Cardwells Letting Agents Bolton on 01204 381281 or by email at lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 4' 5" x 3' 1" (1.35m x 0.94m) Composite entrance door to Hallway, tiled flooring, radiator, alarm pad.

Lounge: 13' 10" x 16' 11" (4.21m x 5.15m) Wall mounted feature fire, hardwood flooring, spindle staircase, understairs storage, upvc double glazed window, radiator.

Dining Room: 9' 0" x 16' 9" (2.74m x 5.10m) Hardwood flooring, double doors to rear, radiator.

Kitchen: 9' 1" x 16' 10" (2.77m x 5.13m) Professionally fitted kitchen comprising: one and a half bowl stainless steel sink with mixer tap, high gloss base and wall units, roll edge worktops, oven, hob, extractor, integrated fridge, freezer, free standing washer/dryer, gas combi boiler in a concealed cupboard, upvc double glazed window, radiator.

Cloaks w.c.: 5' 4" x 3' 1" (1.62m x 0.94m) Wash basin, w.c., radiator.

Landing: 6' 3" x 2' 10" (1.90m x 0.86m) Carpet, loft access point.

Bedroom 1: 11' 1" x 10' 2" (3.38m x 3.10m) Fitted furniture, carpet, upvc double glazed window, radiator.

Bedroom 2: 11' 0" x 7' 2" (3.35m x 2.18m) Carpet, upvc double glazed window, radiator.

Bedroom 3: 7' 7" x 7' 6" (2.31m x 2.28m) Fitted furniture, built in storage, carpet, upvc double glazed window, radiator.

Bathroom: 7' 11" x 6' 5" (2.41m x 1.95m) 3 piece suite comprising: wash basin, w.c., p shaped bath with T bar mixer shower, cushion flooring, frosted upvc double glazed window, radiator.

Outside: Parking to the front and small lawn, decking to the rear with garden shed.

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 which will be passed to the Deposit Protection Scheme, more information can be found at www.depositprotection.com

No Deposit Option: Nil Deposit Option Available Find out how to rent this property deposit free with [Deposit.co.uk](https://deposit.co.uk/) - Tenants pay a one week non refundable service charge direct to Deposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Council Tax Band The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,665.31 (at the time of writing).

Approximate Plot Size The property is set in a plot which extends to a round 0.04 Acres.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

