



**MALVERN GROVE, MANCHESTER
M28 3LA**



- Fabulous extended three bed semi detached
- Lounge/large open plan dining kitchen
- Extended family room/landing
- Three bedrooms/family bathroom suite
- Warmed by gas ch/Upvc double glazed
- Council Tax Band B
- Minimum term 12 month
- Parking Permit Required to park on the street



£1,100 PCM

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
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A fabulous opportunity to rent for a minimum twelve month term is this lovely extended bay fronted three bed semi detached property on Malvern Grove. Within walking distance of Walkden town centre and all its highly regarded amenities, bars and restaurants, local schools and nurseries with excellent transport links all within close proximity. Boasting flexible living accommodation of approximately 730 square feet and briefly comprising: Composite entrance door, bay fronted lounge, open plan dining kitchen, extended family room, landing, three bedrooms, and a very well appointed three piece bathroom suite. To the outside is driveway parking with a low maintenance garden to the front and a large enclosed rear garden which is block paved to the majority with two decking areas and a storage shed. Please note a permit would be required to park on the street, which is a cost of £50.00 per household per year. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 4' 0" x 3' 9" (1.22m x 1.14m) Wall mounted radiator, enclosed turning staircase to the landing, timber entrance door giving access to.

Lounge 12' 1" x 12' 7" (3.68m x 3.83m) Upvc double glazed window, wall mounted radiator.

Dining Kitchen 11' 1" x 15' 9" (3.38m x 4.80m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops four ring electric hob, built in oven, space for white goods, cupboard housing the gas combination boiler, UPVC double glazed doors giving access to the rear garden, UPVC double glazed window, wall mounted radiator.

Extended Family Room 9' 11" x 7' 10" (3.02m x 2.39m) UPVC double glazed window, wall mounted radiator, bi-folding doors giving access to the rear garden.

Landing 7' 5" x 5' 10" (2.26m x 1.78m) Frosted UPVC double glazed window.

Bedroom One 11' 11" x 10' 2" (3.63m x 3.10m) Fitted carpets, freestanding wardrobes, Upvc double glazed window, wall mounted radiator.

Bedroom Two 11' 6" x 9' 7" (3.50m x 2.92m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Three 7' 2" x 5' 8" (2.18m x 1.73m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bathroom 6' 11" x 5' 2" (2.11m x 1.57m) Very well appointed three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with T bar mixer shower and fitted glass screen, frosted Upvc double glazed window, wall mounted radiator.

Externally To the outside is driveway parking with a low maintained garden to the front and a large enclosed rear garden which is block paved to the majority with two decking areas and an outhouse storage shed. Please note if you wish to park on the street you will require a parking permit.

Notes GAS AND ELECTRIC BOTH ON SMART METERS, WATER METER UNDER THE SINK, RESIDENTS. PARKING PERMITS ARE £50 PER ANNUM FOR ALL CARS INCLUSIVE. THE PERMIT IS EVERY DAY BETWEEN THE HOURS OF 9:30AM -4:30PM.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1637.00 per annum payable to Salford council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is 731 ft.² and is on a plot of approximately 0.4 of an acre.

Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 900 years from 1938.

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

No Deposit Option 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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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; bolton@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

