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**LINGMELL CLOSE, MARKLAND HILL, BOLTON
BL1 5EG**



- Fully refurbished two bedroom bungalow
- Reception hallway/lounge/prof fitted kitchen
- Conservatory & log burner
- Warmed by gas ch/UPVC double glazed
- Driveway/gardens front and rear/garage
- Minimum term 12 months
- Driveway parking
- Single detached garage



£1,200 PCM

BOLTON

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Letting Agents Bolton offer to the rental market this recently refurbished two bedroom bungalow in the sought after area of Markland Hill. In close proximity to the areas highly regarded nurseries, schools, outdoor pursuits, bars and restaurants and excellent transport links are all within close proximity. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Reception hallway, lounge with a fitted burner, professionally fitted kitchen, conservatory, two bedrooms and a very well appointed family bathroom suite. To the outside is driveway parking leading to a detached single garage and a large front garden which is predominantly laid to lawn and there is a very well maintained enclosed garden to the rear. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton in the first instance on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 4' 7" x 6' 2" (1.40m x 1.88m) UPVC Entrance door, built in storage cupboard, housing the gas and electric smart meters and the combination gas boiler, wall mounted radiator.

Lounge 13' 11" x 20' 0" (4.24m x 6.09m) New carpets, full length upvc double glazed window, feature fireplace and surround with a built in log burner, wall mounted radiator.

Kitchen 9' 7" x 10' 5" (2.92m x 3.17m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, worktops, space for white goods, UPVC double glazed window, uPVC door, giving access to.

Conservatory 8' 1" x 13' 0" (2.46m x 3.96m) UPVC build, door giving access to the rear garden.

Bedroom One 10' 7" x 11' 0" (3.22m x 3.35m) New fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Two 10' 3" x 7' 11" (3.12m x 2.41m) New fitted carpets, UPVC double glazed window, wall mounted radiator.

Bathroom 8' 0" x 9' 5" (2.44m x 2.87m) Modern three piece suite comprising WC, wash basin, enclosed shower cubicle with electric shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally To the outside is driveway parking giving access to a detached single garage with a large front garden which is predominantly laid to lawn and there is a very well maintained enclosed rear garden

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £1,812.00 per annum, payable to Bolton council.

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.

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

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the property offers living accommodation of 678 ft.² and is on a plot of approximately 0.10 of an acre.

Flood Risk Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk.

Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 999 years from 1959.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

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, 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). 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

