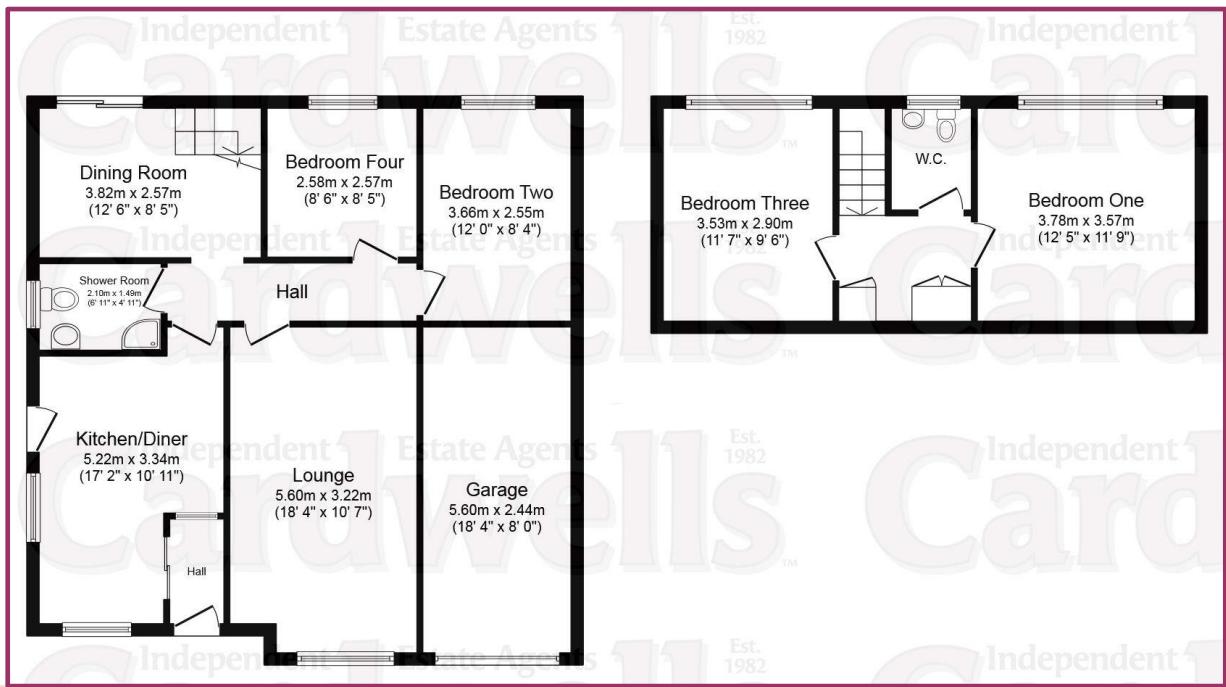
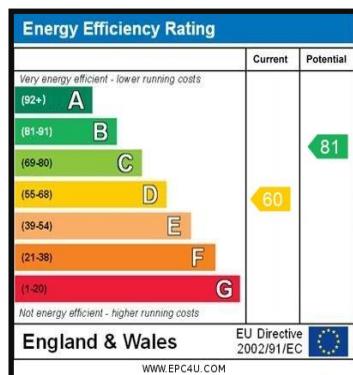


**HOSPITAL ROAD, BROMLEY CROSS  
 BL7 9LP**



- Four bedroom semi detached
- Two generous reception rooms
- Quality breakfast kitchen with appliances
- New carpets and decorations in 2024
- Grnd floor shower rm, 1st flr WC / wash rm
- Integral garage and driveway parking
- Lovely landscaped rear garden, nice views
- Minimum term of 12 months considered



**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

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**£1,250 PCM**



A four bedroom semi detached family sized (circa 1,097 sqft) home, situated in the heart of the much admired Bromley Cross village, situated to the north of Bolton, close to the West Pennine Moors, and some beautiful open countryside, which is ideal to be explored on foot or bicycle. The location really is superb, perhaps with family living in mind as St Johns, Walmsley and Eagley primary schools are all within walking distance, as is Turton high school. For those commuting via railway Bromley Cross Railway Station is nearby which directly serves Manchester, Salford, Bolton, and Blackburn, while the A666 and access to the motorway network is just a convenient drive away. Locally there are some superb facilities, including the Last Drop Village, Retreat restaurant, Turton Golf Club, Delph sailing club and a variety of sports clubs and leisure facilities. The accommodation is well presented throughout with carpets laid in 2024, and neutral decorations, briefly comprising: reception, hallway, living room, kitchen/diner, complete, with appliances, hallway, dining room, ground floor, shower room, two ground floor bedrooms, first floor landing, two first floor bedrooms and a first floor WC/washroom. There is an integral garage served by a driveway, providing additional off-road car parking, and very well presented landscapes gardens to the rear. The property does come with the furnishings in place which can be seen on the photographs and video. There is gas central heating, UPVC double glazing, a security alarm system, and the minimum lease term considered is for 12 months. There is so much to admire about this semi detached family home that a personal inspection is essential to appreciate everything on offer. In the first instance, a walk-through viewing video is available to watch, and then a viewing can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or via [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Reception Hallway** 6' 1" x 3' 5" (1.859m x 1.051m) UPVC double glazed entrance door, radiator, neutral decorations

**Living Room** 18' 5" x 10' 7" (5.601m x 3.221m) Large UPVC window to the front, quality carpeting fitted in 2024, marble fireplace with gas fire, two radiators.

**Kitchen** 13' 10" x 11' 0" (4.225m x 3.348m) Measured at maximum points, a professionally fitted wood kitchen with an excellent range of matching: drawers, base, and wall cabinets, freestanding cooker with oven, grill and four ring electric hob with extractor over, freestanding, washing, machine, freestanding dryer, freestanding fridge, freestanding chest, freezer, excellent storage, space, matching work surfaces, extend into a breakfast bar, complete with two stools, there are UPVC windows to the front and the side, and also a UPVC side, entrance door, radiator, ceramic wall and floor tiling.

**Inner Hallway** 13' 8" x 3' 1" (4.164m x 0.94m) Neutrally decorated, quality carpeting, radiator.

**Dining Room** 12' 7" x 8' 6" (3.824m x 2.579m) Large sliding UPVC patio doors which open out onto the rear garden, radiator, neutral decorations, quality carpet, fitted blinds, stairs off to the first floor.

**Ground Floor Shower Room** 6' 11" x 5' 10" (2.102m x 1.790m) A modern white three-piece shower room suite comprising: WC, wash hand basin with storage space below, and a generous sized shower enclosure complete with fitted seat, extractor, spotlighting, heated towel rail, UPVC window and blinds.

**Bedroom Two** 12' 0" x 8' 4" (3.664m x 2.551m) UPVC window to the rear with fitted blinds, radiator, quality carpet, neutral decorations.

**Bedroom Four** 8' 6" x 8' 6" (2.586m x 2.579m) UPVC window overlooking the rear garden, fitted blinds, neutral decorations, radiator, quality carpet.

**First Floor Landlord** 7' 5" x 5' 6" (2.260m x 1.68m) Two built-in storage areas and an access hatch into the eaves, storage space, neutral decorations, quality carpet.

**Bedroom One** 11' 9" x 12' 5" (3.574m x 3.789m) Large UPVC window to the rear where the far reaching views can be enjoyed, it's thought that on a clear day, the Manchester City skyline can be seen and far beyond in the distance, there is a chest of five drawers, matching bedside drawers and a double wardrobe unit, quality carpet, radiator, fitted blinds.

**Bedroom Three** 11' 7" x 9' 6" (3.535m x 2.906m) UPVC window to the rear enjoying the aspect over the rear garden, fitted blinds, quality carpet, radiator, neutral decorations.

**Washroom** 5' 9" x 4' 7" (1.759m x 1.387m) A white two-piece modern suite comprising: dual flush WC, and wash hand basin with storage space below, radiator, ceramic wall tiling, UPVC window, fitted blinds.

**Garage** 18' 4" x 8' 0" (5.600m x 2.444m) Vehicle access door to the front, the garage is served by a driveway providing additional off-road parking space.

**Rear Garden** The rear garden has been thoughtfully landscaped with defined patio areas and shaped lawn areas with rockery to the border, finished in golden gravel for easy maintenance, there is a detached timber shed.

**Plot Size** The overall approximate plot size extends to around 0.08 of an acre.

**Approximate Floor Area** The overall approximate floor area is around 1097 ft.<sup>2</sup>

**Bolton Council Tax Rating** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is D rated, this is at an annual cost of around £2,038.89 based on 2023/2024 figures.

**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 should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://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 Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Conservation Area** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk Information** Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling or Letting a property?** If you are thinking of selling or letting a property, perhaps Cardwells Letting Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a mortgage?** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Letting Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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