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BOLTON ROAD, EDGWORTH, BOLTON, BL7 0AQ



- Stunning refurbished 2 bed mid cottage
- Lounge/dining room/ prof fitted kitchen
- Landing/2 bedrooms/lovely bathroom
- Warmed by gas ch/Fabulous location
- Close to Edgworth schools/nurseries etc
- 12 month minimum lease term
- Deposit of £1,095
- Viewings 7 days a week



Monthly Rental Of £950

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



A simply stunning fully refurbished two bedroom chocolate box cottage available to let now for a minimum 12 months via Cardwells Letting Agents Bolton. The cottage is situated on Bolton Road and in walking distance of the Wayoh reservoir, Edgworth Village and all its fantastic amenities, local nurseries, schools and bars and restaurants are all within close proximity. A comprehensive refurbishment has been completed in the autumn of 2023 and briefly comprises: Timber entrance door, lounge, dining room, professionally fitted kitchen, landing, two bedrooms and a very well appointed three piece bathroom. To the outside is readily available parking to the front and there is an enclosed split level garden to the rear. Warmed by gas central heating and Upvc double glazed to the majority any viewer is certain to be impressed by the accommodation on offer. Viewings are available seven days a week by calling Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwell.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 12' 0" x 14' 9" (3.65m x 4.49m) Fitted carpets, feature fireplace and surround, timber framed double glazed window, wall mounted radiator.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.



Dining room: 10' 0" x 14' 9" (3.05m x 4.49m) Fitted carpets, enclosed staircase to the landing, useful under stairs storage cupboard, uPVC double glazed window, wall mounted radiator.



Extended kitchen: 10' 4" x 6' 0" (3.15m x 1.83m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, high gloss base and wall units, four ring electric hob with extractor above, wall mounted gas combination boiler, quality fitted flooring, 2 x uPVC double glazed windows, composite door leading to the rear garden.

Landing: 4' 3" x 7' 10" (1.29m x 2.39m) Fitted carpets, loft access point.



Bedroom 1: 12' 1" x 14' 9" (3.68m x 4.49m) Fitted carpets, timber framed double glazed window, wall mounted radiator.

Bedroom 2: 9' 11" x 6' 10" (3.02m x 2.08m) Fitted carpets, uPVC double glazed window, wall mounted radiator.

Bathroom: 5' 3" x 7' 8" (1.60m x 2.34m) Very well appointed three piece suite comprising WC, wall mounted wash basin, large walk in shower cubicle with choice of shower heads, full brick wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is on road parking to the front and to the rear is an enclosed split level garden.

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

Council tax: Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1792.00 per annum payable to Blackburn with Darwen council.

Tenure: Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 900 years from March 1897.

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 0.2 of an acre.

