



Independent Estate Agents **Cardwells** Est. 1982

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www.cardwells.co.uk

WORSLEY ROAD NORTH, WORSLEY, M28 3GB



- Spacious 2 bed mid terrace
- Warmed by gas ch/upvc double glazed
- Hall/lounge/dining room/ kitchen
- Deposit of £1,035
- 2 double beds
- Council tax band A
- Separate utility/large storage garage
- Available now



Monthly Rental Of £900

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



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

A most impressive 2 double bedroom mid terrace available now for a minimum 12 month term via Cardwells Letting Agents Bolton. Situated just outside Walkden town centre and as such being ideally positioned for easy access to fantastic transport links, amenities, popular bars and restaurants with local schools all in close proximity. Briefly comprising: Upvc entrance door, reception hallway, lounge, dining room, professionally fitted dining kitchen, spindled staircase to the landing, 2 double bedrooms and a 4 piece family bathroom suite. To the outside is readily available on street parking and a low maintenance laid to gravel front garden and to the rear is a timber decked garden leading to a utility and large storage garage with an up and over electric door. Warmed by gas central heating and Upvc double glazed throughout, a viewing comes with our highest recommendations and this can easily be arranged by ringing Cardwells Letting Agents Bolton, 7 days a week on 01204 381281 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 10' 8" x 3' 5" (3.25m x 1.04m) wall mounted radiator, inset ceiling spotlights.

Lounge 11' 1" x 10' 6" (3.38m x 3.20m) Laminate flooring, ceiling spotlights, UPVC double glazed window, radiator.

Dining Room 14' 4" x 13' 8" (4.37m x 4.16m) Laminate flooring, ceiling spotlights, spindled staircase to landing, under stairs storage, radiator.

Kitchen 13' 1" x 9' 4" (3.98m x 2.84m) Professionally fitted kitchen comprising, stainless steel sink with mixer tap over, base & wall units, oven, hob & extractor over, ceiling spotlights, tiled splash backs, double patio doors to rear, UPVC double glazed window, radiator.

Landing 13' 10" x 5' 3" (4.21m x 1.60m) Carpet, ceiling spotlights, radiator.

Bedroom One 14' 1" x 10' 11" (4.29m x 3.32m) Laminate flooring, ceiling spotlights, freestanding wardrobe, UPVC double glazed window, radiator.

Bedroom Two 13' 9" x 8' 8" (4.19m x 2.64m) Laminate flooring, ceiling spotlights, UPVC double glazed window, radiator.

Bathroom 9' 7" x 6' 5" (2.92m x 1.95m) Well appointed 4 piece bathroom suite comprising; w/c, wash basin, bath, walk in shower cubicle, floor and wall tiling, frosted UPVC double glazed window, radiator.

Outhouse/Utility Room Wash basin, work tops, plumbed for a washing machine, door to garage with up & over door, power & Lighting.

Outside To the outside is readily available on street parking and to the rear is a timber decked area giving access to a detached utility area and large storage garage with an electric up and over door .

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

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 Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,549.63 payable to Salford council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 74 m².

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

Disclaimer 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

