



Independent Estate Agents
Cardwells™

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**FENTON WAY, DAUBHILL
BL3 3GN**



- Fabulous three bed new build
- Hall/lounge/utility/cloaks WC
- Fitted kitchen with integrated appliances
- Warmed by gas Ch/timber double glazed
- Enclosed garden
- Council tax band C
- Deposit of £1440
- Minimum term 12 months



£1,250 PCM

BOLTON

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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



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Cardwells Letting Agents Bolton are delighted to have this fabulous new build three bedroom, three bathroom property available to let now for a minimum of 12 months. Situated off St Helens Road, and as such being in close proximity to the areas fantastic transport links, amenities, local nurseries and schools. Warmed by gas central heating and timber double glazed, the property offers luxury accommodation throughout and briefly comprises: Composite entrance door, hallway, lounge, cloaks WC/utility, a very well appointed dining kitchen with integrated appliances, landing, three bedrooms, the master having an ensuite and a three piece family bathroom. The outside has driveway parking and a low maintenance garden to the front and there is an enclosed laid to lawn rear garden. Viewings come with our highest recommendations to appreciate all on offer and is available seven days a week to view via 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 appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Open plan hallway: 5' 5" x 6' 2" (1.65m x 1.88m) Fitted carpets and laminate flooring.

Kitchen: 11' 10" x 10' 1" (3.60m x 3.07m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, Integrated dishwasher, fridge freezer and oven, laminate flooring, full length timber double glazed window.

Utility and cloaks w.c: 5' 5" x 9' 0" (1.65m x 2.74m) Base and wall units, plumbed for a washing machine, two piece suite comprising WC, wall mounted wash basin, laminate flooring, wall mounted radiator.

Lounge: 11' 10" x 17' 6" (3.60m x 5.33m) Full length timber double glazed window, timber double glazed door giving access to the rear garden, wall mounted radiator.

Landing: 8' 7" x 10' 2" (2.61m x 3.10m) Fitted carpets, built in storage cupboard housing the gas boiler, wall mounted radiator.

Bedroom 1: 9' 10" x 9' 2" (2.99m x 2.79m) Fitted wardrobes, full length timber double glazed window, fitted carpets wall mounted radiator.

En suite: 8' 6" x 4' 9" (2.59m x 1.45m) Three piece suite comprising WC, wall mounted wash basin, walk in shower cubicle with mixer shower, wall mounted heated towel rail, laminate flooring

Bedroom 2: 11' 7" x 8' 10" (3.53m x 2.69m) Full length timber double glazed window, wall mounted radiator, fitted carpets

Bedroom 3: 10' 11" x 8' 5" (3.32m x 2.56m) Timber double glazed window, wall mounted radiator, fitted carpets

Family bathroom: 7' 0" x 6' 5" (2.13m x 1.95m) Three piece suite comprising WC, wall mounted wash basin, bath with mixer shower and fitted glass screen, wall mounted heated towel rail, laminate flooring

Outside: To the outside is driveway parking and a low maintenance front garden and there is an enclosed laid to lawn rear garden.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1,812.32 per annum payable to Bolton Council

Holding deposit A holding deposit will be required to be paid to Cardwells Letting 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, should you choose this option more information can be found at www.depositprotection.com

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 01204 381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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.

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

