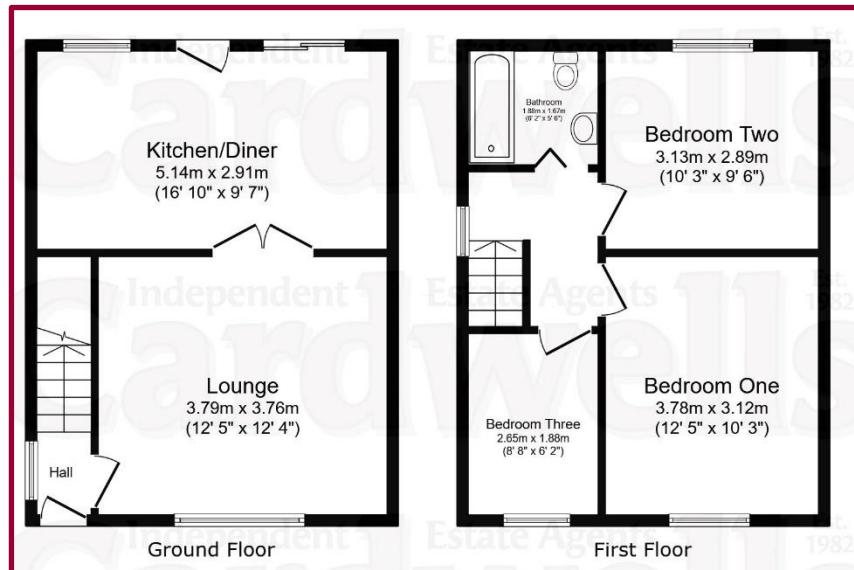
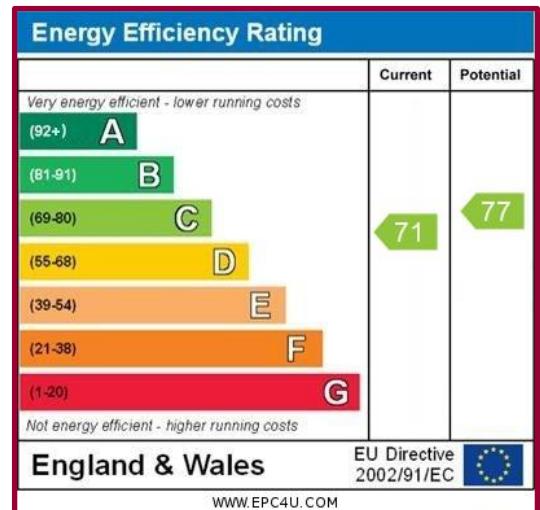


GORTON STREET, FARNWORTH, BOLTON, BL4 9RL



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- Three bedroom semi detached
- Quiet cul-de-sac position
- Lounge and brand new kitchen/diner
- New shower room
- New flooring, carpets and decor
- UPVC DG, gas combi CH
- Gated driveway to the front
- Available now



Monthly Rental Of £1,050

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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LETTINGS & MANAGEMENT

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E: lettings@cardwells.co.uk



Situated on a quiet cul-de-sac in Farnworth is this recently modernised three bedroom semi detached home which is available to rent now. The location is superb being within easy reach of the Royal Bolton Hospital, the M61 motorway, popular schools, shops, restaurants and many other amenities. The accommodation on offer comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three good sized bedrooms and a modern three piece shower room to the first floor. Externally there is gated access to driveway parking with a lawned garden at the front and to the rear there is a flagged patio area with lawned garden and raised borders to one side. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email lettings@cardwells.co.uk or visit www.cardwells.co.uk

Entrance Hallway Ceiling light point, double glazed window to the side, radiator, laminate effect flooring, stairs to the first floor.

Lounge 13' 7" x 12' 4" (4.15m x 3.77m) Ceiling light point, double glazed window to the front, radiator, living flame gas fire and surround, laminate effect flooring.

Kitchen/Diner 16' 9" x 9' 6" (5.11m x 2.89m) Downlights, double glazed window to the rear, double glazed sliding patio door leading to the patio area, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated electric hob and electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and a fridge freezer, tiled flooring with splashback to the kitchen walls.

Landing Ceiling light point, double glazed window to the side, loft access.

Bedroom One 12' 6" x 10' 3" (3.80m x 3.13m) Ceiling light point, radiator, double glazed window to the front.

Bedroom Two 2.90 Ceiling light point, radiator, double glazed window to the rear overlooking the garden.

Bedroom Three 8' 11" x 6' 2" (2.71m x 1.89m) Ceiling light point, double glazed window to the front, radiator.

Shower Room 6' 0" x 5' 5" (1.82m x 1.65m) Downlights, double glazed window to the rear, extractor fan, three-piece suite incorporating a WC, vanity unit with inset sink, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor and tiled walls.

Externally To the front of the property there is gated access to driveway parking with a lawn garden and to the rear there is a flagged patio area with lawned garden and raised borders to one side.

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

No Deposit Option Find out how to rent this property deposit free with **Deposit** - <https://deposit.co.uk/> Tenants pay a one week non refundable service charge direct to **Deposit**. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

Council Tax Cardwells Letting Agents Bolton Premarketing research indicates that the property is in the Borough of Bolton and as such the Council Tax is paid to Bolton Council, who have rated the property as A, which is at a cost of around £1,511 per annum.

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold

Plot Size The property is set in a plot which extends to a round 0.05 Acres of an acre and a Floor Area of 721 ft 2 / 67 m 2

Conservation Area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within 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 Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

