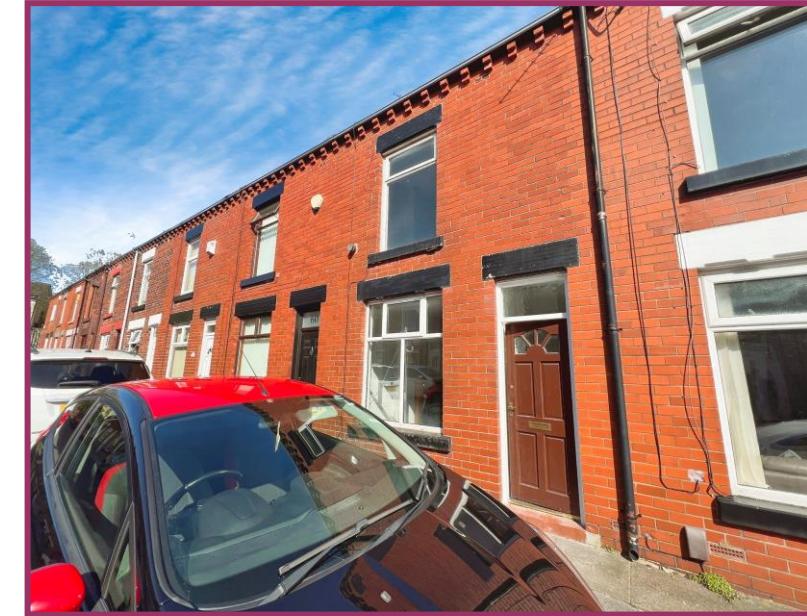


**BAXENDALE STREET, ASTLEY BRIDGE, BOLTON  
BL1 6QH**



- Fully refurbished two bed mid terrace
- Vestibule/lounge with feature fireplace
- Warmed by gas ch/upvc double glazed
- Dining kitchen/landing/2 bedrooms
- Three piece family bathroom suite
- EPC Rating C
- Minimum lease term 12 month
- Deposit of £975.00



**£850.00 PCM**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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



Cardwells Letting Agents Bolton offer to the market this fully refurbished two bed mid terrace property on Baxendale Street in the sought area of Astley Bridge. Tucked away on a very pleasant street just off Moss Bank Way and in close proximity to the local park with nurseries, schools and amenities with excellent transport links all within comfortable walking distance. Warmed by gas central heating and UPVC double glazed throughout, the property briefly comprises: Timber entrance door, vestibule, lounge with feature fireplace and surround with inset electric fire, dining kitchen, landing, two good bedrooms and a three piece family bathroom suite. To the outside is readily available on street parking and there is an enclosed yard to the rear with additional outhouse storage. Viewings can easily arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online at walk through video prior to booking your personal inspection.

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

**Timber entrance door into:**

**Vestibule** 3' 1" x 2' 11" (0.94m x 0.89m) Timber door giving access to.

**Lounge** 15' 2" x 12' 8" (4.62m x 3.86m) Feature fireplace and surround with inset electric fire, upvc double glazed window, wall mounted radiator.

**Dining Kitchen** 9' 5" x 12' 8" (2.87m x 3.86m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, contrasting worktops, oven, four ring gas hob with extractor above, space for white goods, UPVC double glazed window, wall mounted radiator, UPVC door giving access to the rear yard.

**Landing** 5' 10" x 6' 0" (1.78m x 1.83m)

**Bedroom One** 13' 3" x 12' 8" (4.04m x 3.86m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 11' 1" x 6' 6" (3.38m x 1.98m) uPVC double glazed window, wall mounted gas combination boiler, wall mounted radiator.

**Bathroom** 4' 9" x 5' 11" (1.45m x 1.80m) Three piece suite comprising WC, pedestal wash basin, bath with T bar mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

**Outside** To the outside is readily available on street parking and there is an enclosed rear yard.

**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](http://www.depositprotection.com)

**Viewings** All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 7 days a week on 01204 381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

**Council Tax** The property is situated within the Borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,506.33

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

**Flood Risk Information** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having "no risk" of flooding.

**Thinking of selling or renting?** If you are thinking of selling or renting 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.

**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

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