



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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**RUTLAND GROVE, HEATON, BOLTON, BL1 4JD**



- Very well presented two bed mid terrace
- Close to excellent amenities/schools
- Lounge/dining kitchen/landing
- Three piece family bathroom
- Warmed by gas ch/upvc double glazed
- 12 Month minimum lease term
- Deposit of £920
- Council tax band A



**Monthly Rental Of £800**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market for a minimum 12-month term via Cardwells Letting Agents Bolton is this very well presented two bed mid terrace on Rutland Grove. Situated in the heart of Heaton and as such being in close proximity to fantastic transport links, local nurseries and schools, excellent amenities and doctors' surgeries. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: UPVC entrance door, lounge, dining kitchen, landing, two bedrooms and a family bathroom suite. To the outside is readily available on street parking to the front and to the rear is a low maintenance split level yard.

Viewings can easily be 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 walk-through video prior to booking your appointment.

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

**Lounge** 12' 8" x 11' 9" (3.86m x 3.58m) UPVC entrance door, UPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 13' 2" x 11' 9" (4.01m x 3.58m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, roll edge worktops, space for white goods, freestanding oven, 2UPVC double glazed windows, wall mounted radiator, timber door giving access to the rear.

**Landing** 6' 3" x 4' 1" (1.90m x 1.24m)

**Bedroom One** 12' 9" x 11' 9" (3.88m x 3.58m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 9' 10" x 5' 3" (2.99m x 1.60m) Built in wardrobe, wall mounted radiator, upvc double glazed window, wall mounted gas combination boiler.

**Bathroom** 6' 9" x 7' 2" (2.06m x 2.18m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted curtain, frosted upvc double glazed window, tiling to the majority, wall mounted radiator.

**Externally** To the outside is readily available on street parking and to the rear is an enclosed low maintenance split level yard.

**Bolton Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1427.00 payable to Bolton council

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**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 Option** 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)

**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.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

