



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	78
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.



- Recently refurbished 2 bed mews
- Lounge/dining kitchen/landing
- 2 double bedrooms
- Double driveway parking/rear garden
- Warmed by gas ch/upvc double glazed
- EPC rating C
- Council Tax B
- Available now



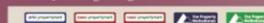
Monthly Rental Of £950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton are delighted to offer to the fully managed rental market for a minimum 12 month term this recently refurbished two bed mews style property on Calverleigh Close in Middle Hulton. Tucked away in a quiet cul-de-sac just off Hulton Lane with excellent transport links via the motorway network and local amenities close by. Briefly comprising: Timber entrance door, vestibule, lounge, dining kitchen with upvc doors giving access to the garden, landing, two double bedrooms with a fitted master and a family bathroom suite. To the outside is double driveway parking and there is a large enclosed rear garden which is predominantly laid to lawn and bordered by mature shrubs and perennials. Warmed by gas central heating and upvc double glazed, a personal inspection comes with a highest recommendations and this can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email lettings@cardwells.co.uk. Please watch the online at walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into:

Vestibule 4' 2" x 3' 2" (1.27m x 0.96m) timber door giving access to.

Lounge 16' 0" x 12' 7" (4.87m x 3.83m) Feature fireplace and surround with inset electric fire, upvc double glazed window, two wall mounted radiators.

Kitchen/Diner 12' 7" x 8' 9" (3.83m x 2.66m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring hob with extractor above, wall mounted gas boiler, upvc double glazed window, wall mounted radiator, upvc. door giving access to the rear garden.

Stairs & Landing 6' 4" x 6' 2" (1.93m x 1.88m) Spindled staircase, UPVC double glazed window, carpet, loft access point.

Bedroom One 12' 8" x 9' 4" (3.86m x 2.84m) Professionally fitted wardrobes and vanity unit, upvc double glazed window, wall mounted radiator.

Bedroom Two 12' 8" x 8' 9" (3.86m x 2.66m) Two upvc double glazed windows, wall mounted radiator, cupboard housing the water tank.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m) Three piece suite comprising WC, wash basin on a vanity unit, bath with electric shower and fitted curtain pole, wall tiling to the majority.

Externally To the outside is double driveway parking to the front and an enclosed garden to the rear bordered by mature shrubs and perennials.

Plot size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 57m².

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

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

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.72 per annum payable to Bolton council.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £25 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 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.

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

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

