

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	85
(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			

**EMPRESS STREET, SMITHILLS, BOLTON, BL1 6AN**



- Beautifully presented three bed terrace
- New kitchen/bathroom/carpets in 2025
- Bay fronted lounge/dining room
- Three bedrooms/family bathroom suite
- Low maintenance gardens front and rear
- Council Tax Band A
- EPC Rating C
- Call Now to View



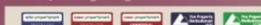
**£950 PCM**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market is this very well presented, three bed bay fronted mid terrace property on Empress Street in Smithills. Ideally located for the areas highly regarded local nurseries, schools, popular bars and restaurants, fabulous amenities and on the cusp of beautiful countryside with Moss Bank Country Park a short walk away. Warmed by gas central heating and uPVC double glazed throughout the property briefly comprises: Upvc entrance door, vestibule, bay fronted lounge, dining room, professionally fitted kitchen, landing, three good bedrooms and a family bathroom suite. Recent upgrades in 2025 include a brand new bathroom, kitchen and carpets throughout the property. To the outside there is a low maintenance front garden and to the rear is a large patio style enclosed garden which is a natural sun trap. A personal inspection comes with our highest recommendations to appreciate all on offer and can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week 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:**

UPVC entrance door into.

**Vestibule** 2' 11" x 3' 6" (0.89m x 1.07m) Timber door giving access to.

**Lounge** 14' 4" x 13' 5" (4.37m x 4.09m) uPVC double glazed bay window, feature fireplace and surround with inset electric fire, wall mounted radiator.

**Dining Room** 13' 4" x 10' 10" (4.06m x 3.30m) uPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

**Kitchen** 8' 8" x 7' 0" (2.64m x 2.13m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting roll edge worktops, freestanding gas cooker, space for white goods, cupboard housing the gas combination boiler, upvc door giving access to the rear, upvc double glazed window, wall mounted radiator.

**Landing** 15' 4" x 4' 8" (4.67m x 1.42m) Built in storage cupboard.

**Bedroom One** 10' 5" x 13' 3" (3.17m x 4.04m) uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 9' 4" x 8' 4" (2.84m x 2.54m) uPVC double glazed window, wall mounted radiator.

**Bedroom Three** 8' 8" x 7' 0" (2.64m x 2.13m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 5' 6" x 8' 4" (1.68m x 2.54m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, bath with mixer shower attachment and fitted glass screen, wall mounted radiator.

**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** 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](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video is available to watch.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,506.00 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 £20 per pet per month.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 77m<sup>2</sup>.

**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.

**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

