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**ALAN BALL HOUSE, BOLTON ROAD, FARNWORTH  
BL4 7AT**



- First Floor Apartment
- Hall/Open Plan Lounge/Kitchen
- 2 Good Bedrooms
- Well Appointed Family Bathroom
- Lovely Converted Building
- Close To Farnworth Centre
- Minimum 12 Month Let
- Excellent Local Amenities



**£575 PCM**

**BOLTON**  
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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

2 bed first floor apartment available now for a minimum 12 month let. Fantastic location in this lovely converted building close to both Farnworth town centre and the motorway network. Briefly comprising: Communal entrance with stairs leading to the first floor, hall, open plan lounge dining kitchen, 2 good bedrooms and a well appointed 3 piece family bathroom. Viewings are available now, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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

**Communal Entrance** 2 flights of stairs to the first floor.

**Hallway** 6' 8" x 9' 0" (2.03m x 2.74m) Carpet, wall mounted intercom system.

**Lounge/Dining Kitchen** 19' 9" x 22' 8" (6.02m x 6.90m) Open plan comprising, carpet, cushion flooring to the kitchen area, 2 wall mounted night storage heaters, 2 timers double glazed windows, fitted kitchen with space for a washing machine.

**Bedroom One** 11' 3" x 10' 0" (3.43m x 3.05m) Carpet, built in wardrobes, timber double glazed window, wall mounted night storage heater.

**Bedroom Two** 7' 5" x 15' 3" (2.26m x 4.64m) Carpet, 2 timber double glazed windows, wall mounted night storage heater.

**Bathroom** 5' 6" x 6' 6" (1.68m x 1.98m) 3 Piece suite comprising; w/c, wash basin, bath with rainfall mixer shower, cushion flooring, full wall tiling, wall mounted heated towel rail.

**Price** £575 PCM

**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 which will be lodged with the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



**Please note: all viewings are by appointment only through our BOLTON Office**