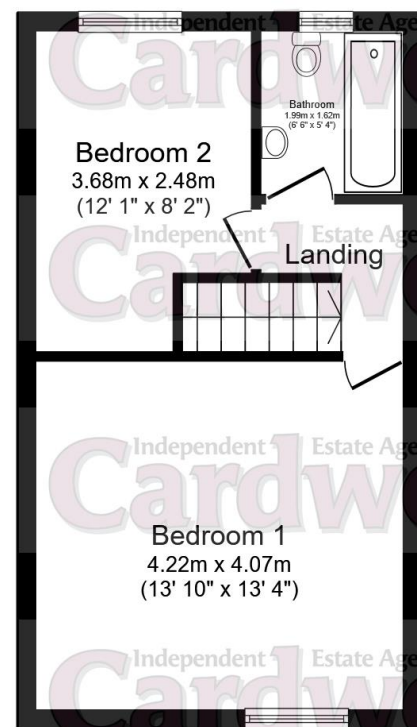
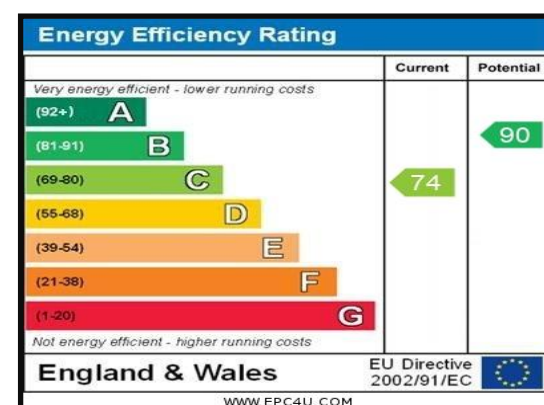




Ground Floor



First Floor



**CROMER AVENUE, BOLTON
BL2 2RB**



- Two bedroom terrace
- Fitted kitchen / diner
- 2 Bedrooms/Family Bathroom
- UPVCDG, combi gas ch boiler
- Gated parking to rear
- Minimum 12 Month term
- Deposit of £920
- Council Tax Band A



£800.00 PCM

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A traditional style two bedroom mid terrace property positioned in a consistently popular residential location with the benefit of possible private off-road parking to the rear. The property is let including the furnishings which are in place: kitchen table and chairs, master bedroom wardrobes and bedframe, kitchen appliances, et cetera. The accommodation on offer briefly comprises: entrance vestibule, living room, fitted kitchen/diner, first floor landing, two bedrooms and a three-piece bathroom suite. There is a pretty front garden and a fully enclosed rear garden which may suit being used for off-road parking. The property benefits from a modern gas combination central heating boiler, UPVC double glazing, fitted blinds and some curtains and importantly is available to rent right away. The landlord is happy for the incoming tenant to decide if they would prefer a traditional deposit of five weeks rent lodged with the Deposit Protection Service (DPS) or a Reposit insurance backed scheme, please speak to Cardwells Letting Agents Bolton for further details about this. One pet would be considered by the landlord at a premium to the rent of £20 per calendar month. In the first instance there is a walk through viewing video available to watch, then a personal viewing inspection can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance: uPVC door.

Vestibule: 3' 2" x 2' 11" (0.97m x 0.88m) UPVC window above the entrance door.

Lounge: 13' 10" x 13' 2" (4.228m x 4.007m) UPVC window to the front with fitted blinds and curtains, feature wallpaper to the chimney breast, marble fireplace with living flame Gas fire and timber surround and mantelpiece.

Kitchen/Diner: 12' 10" x 12' 2" (3.91m x 3.71m) A fitted kitchen with a range of colon drawers, base and wall cabinets, freestanding cooker with oven and grill and electric hob, freestanding fridge freezer, freestanding washing machine, UPVC window overlooking the rear garden, wall mounted taxi gas combination boiler, under stairs storage space off .

Stairs/Landing: 5' 7" x 5' 1" (1.700m x 1.550m)

Bedroom One: 13' 10" x 13' 4" (4.226m x 4.072m) Feature wallpaper to one wall, UPVC window to the front, radiator, complete with bedroom furniture and bedroom.

Bedroom Two: 12' 1" x 8' 0" (3.68m x 2.44m) At widest point, carpet, uPVC double glazed window, radiator.

Bathroom: 5' 4" x 6' 7" (1.620m x 1.999m) A three-piece white bathroom suite comprising: pedestal wash handbasin, WC and bath with electric shower over, ceramic wall tiling, UPVC window with fitted blinds, radiator.

Garden: The front garden is neatly laid to lawn and set behind a low-level brick wall & the rear garden is flagged and fully enclosed with a brick built storage outhouse.

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

Nil 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 subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy. 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.

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.

Council Tax The property is situated in the Borough of Bolton, therefore council tax is payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is in A Band which is at an appropriate annual cost of £1,427.38 per annum.

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. In the first instance a walkthrough viewing video is available to watch.

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 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

