

**35 DAISYFIELD COURT, BURY, GREATER  
MANCHESTER BL8 2BL**



- Well Presented Apartment
- One Bedroom
- Modern Decor
- Fitted Kitchen
- 5 Weeks Deposit Required
- Views over Fishing Lake
- Available to Let March 2025
- Council Tax Band A



**£700 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  
E: lettings@cardwells.co.uk

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. R.W.L. Cardwell. & R.W. Thompson.



This well presented, second floor one bedroom apartment has lovely views over the fishing pond and beyond and is available to let immediately. The accommodation has been recently modernised and briefly comprises; hall, lounge, fitted kitchen, bedroom and three piece shower room. Located within a purpose built block with on site car parking and within walking distance of Bury Road and the facilities and transport link thereon, this apartment is certain to attract a good deal of early interest. Viewings are to be accompanied by a member of our Bury team and can be arranged on 0161 761 1215, via email at bury@cardwells.co.uk or through our website cardwells.co.uk.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Glazed door to the front elevation leading into the entrance hall with mail boxes and stairs off to all floors.

**Apartment Hall** Door off the communal landing leading into the hall. Store cupboard.

**Lounge** Double glazed picture bay window overlooking the fishing pond. Electric fire and heater.

**Kitchen** Double glazed window to the front elevation enjoying the views. Modern range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine, space for fridge / freezer. Tiled floor.

**Bedroom** Double glazed window to the front elevation with views. Electric heater.

**Shower Room** Modern three piece suite comprising; corner shower cubicle, pedestal wash hand basin and close coupled w.c..

**Externally** Communal gardens and ample visitor parking.

**Price** £750 PCM

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

**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)

**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)

