

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

LANGDALE DRIVE, BURY, BL9 8HP



- Stunning Semi Detached
- Two Bedrooms plus Box room
- Fitted Dining Kitchen
- Lounge with Laminate Floor
- Good Sized Gardens
- Driveway Parking
- 12 month minimum
- Available Now



Monthly Rental Of £1,200

BOLTON

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

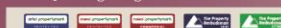
BURY

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 three bed semidetached property has been modernised and upgraded to the highest of specifications. The accommodation is extremely well presented. Briefly comprising entrance hall, lounge with doors leading through into the fitted dining kitchen. Stairs lead off to the first floor landing with three bedrooms and a modern family bathroom. Externally the property has substantial well maintained garden areas to both front and rear with driveway parking to the front and access around the side. Early viewing is advised which can be arranged through our Bury Office telephone 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Double glazed door to the front elevation leading into the hall with stairs leading off to the first floor landing.

Lounge 12' 9" x 11' 2" (3.89m x 3.40m) Double glazed window to the front elevation. Opening doors into the dining area. Radiator. Laminate floor.

Kitchen/Diner 17' 6" x 7' 8" (5.34m x 2.33m) Double glazed door to the side elevation and two double glazed windows to the rear elevation. Kitchen area. Range of recently fitted base and wall units with contrasting worksurfaces and matching wall mounted cabinets. 4 ring electric cooker with electric oven and extractor hood over. Inset sink and drainer, fridge/freezer, washing machine, laminate floor.

First Floor Landing Stairs lead off the hall to the first floor landing with a double glazed window to the side elevation.

Bedroom 1 10' 6" x 10' 4" (3.21m x 3.15m) Double glazed window to the front elevation. Radiator.

Bedroom 2 10' 1" x 9' 8" (3.07m x 2.95m) Built in wardrobe.

Bedroom 3 6' 11" x 5' 10" (2.11m x 1.78m) Double glazed window to the front elevation. Over stairs bulkhead.

Bathroom 7' 3" x 5' 5" (2.22m x 1.65m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower and screen over, pedestal wash hand basin and dual flush WC.

Externally The property sits on a good sized plot with paved driveway parking to the front leading past a neat lawned area with flowerbed borders whilst the rear has a paved patio area leading down to a good sized garden laid mainly to lawn with mature shrub borders.

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.

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

Bury Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 (at the time of writing).

Approximate plot size The property is set in a plot which extends to a round 0.05 Acres of an acre & has a total floor area of 753 ft² / 70 m²

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215, emailing;

lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

