

TWEEDSDALE CLOSE, WHITEFIELD, M45 8ND



- Two Bedroom Detached
- Rear Garden
- Highly Regarded Location
- Early Viewing Advised
- Two Double Bedrooms
- Cul De Sac Position
- Close to Transport Links
- GCH/Double Glazed

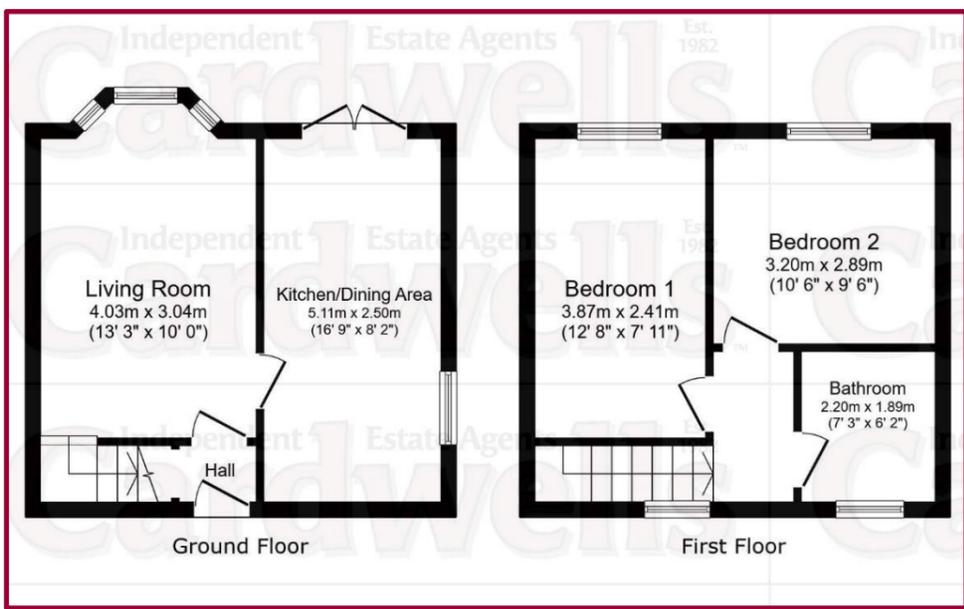


Monthly Rental Of £850

BOLTON
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 E: bolton@cardwells.co.uk

BURY
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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Cardwells estate agents are delighted to bring to market this two bedroom detached property. Located in the highly desirable location of Whitefield and located in a cul de sac position, this property must be viewed to be appreciated. Comprising; Entrance Hall, Lounge, Modern kitchen/Dining Room, Two Double Bedrooms and a Bathroom. Externally this property boasts a laid to lawn enclosed rear garden. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall

Lounge 13' 3" x 10' 0" (4.03m x 3.04m) UPVC double glazed bay window to rear aspect. Ceiling light point. Radiator. Feature fireplace. Stairs to first floor.

Kitchen/Diner 16' 9" x 11' 6" (5.11m x 3.5m) UPVC double glazed patio doors to rear aspect. UPVC double glazed window to side aspect. Radiator. A range of wall and base units with ceramic hob, electric oven and extractor hood. Sink and drainer. Wall mounted boiler. Spotlighting.

Bathroom 7' 3" x 6' 2" (2.2m x 1.89m) UPVC double glazed window. Radiator. Panelled shower bath with overhead shower. Low flush wc. Wash hand basin. Wall tiling. Spotlighting.

Bedroom 1 12' 8" x 7' 11" (3.87m x 2.41m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 UPVC double glazed window. Radiator. Ceiling light point.

Externally Laid to lawn rear garden and patio area.

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.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Deposit A deposit of 5 weeks rent is payable and will be lodged with the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band B and the current cost is approximately £1,878.00 per annum payable to Bury council.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 71m².

Flood Risk Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in a conservation area.

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

