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**BANKHOUSE ROAD, BRANDLESHOLME, BURY
BL8 1DY**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- EXTENDED KITCHEN DINING ROOM
- AMPLE OFF ROAD PARKING
- GAS CH & DOUBLE GLAZING
- 12 MONTH LEASE
- AVAILABLE FROM SEPTEMBER



£795 pcm

BOLTON

11 Institute St, Bolton, BL1 1PZ
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LETTINGS & MANAGEMENT

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BURY

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T: 0161 761 1215 E: bury@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. C W Pearson.

Available IMMEDIATELY to Let is this generously extended three bedroom semi detached home in the heart of Brandlesholme, Bury, convenient for local schools, shops, access to the town centre and the motorway and metrolink networks. Set in a corner plot, the property boasts ample parking and garden space, and comprises internally: porch, entrance hall, lounge, 20' x 18' kitchen diner, three bedrooms and a family bathroom. There is a garage on the plot that will not be included in the lease. The property is available on an Assured Shorthold 12 month. Viewing is recommended and by appointment only through our Bury office on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch uPVC entrance door, uPVC double glazed windows, tiled floor, door to

Entrance Hall 12' 5" x 6' 2" (3.78m x 1.88m) Two uPVC double glazed windows, radiator, stairs to first floor, under stairs storage cupboard and additional open storage

Lounge 14' 1" x 12' 6" (4.29m x 3.81m) uPVC double glazed bay window, living flame gas fire, radiator, french doors to

Kitchen Diner 20' 7" x 18' 4" (6.27m x 5.58m) with central support pillar. Fitted kitchen comprising matching base and wall units with contrasting worktops, 1.5 bowl sink and drainer unit with mixer tap, range cooker, space for automatic washing machine, space for dishwasher, tiled floor to the kitchen area, tiled splashbacks, uPVC double glazed doors to garden, two uPVC double glazed windows, two radiators

Landing uPVC double glazed window, built in storage cupboard, loft access point

Bedroom One 11' 11" x 9' 3" (3.63m x 2.82m) to wardrobes. uPVC double glazed window, radiator, range of fitted wardrobes with drawers and bridging cabinets

Bedroom Two 11' 1" x 9' 1" (3.38m x 2.77m) uPVC double glazed window, range of fitted wardrobes and drawesr

Bedroom Three 9' 2" x 8' 5" (2.79m x 2.56m) uPVC double glazed window, radiator, built in storage cupboard housing gas combination central heating boiler

Bathroom Four piece suite comprising panel bath, shower enclosure, sink set in vanity unit, WC, heated towel rail, three uPVC double glazed windows, wall tiling, spotlights

Externally The property is set in a corner plot with ample parking and garden space. There is a garage within the plot which is excluded from the lease

Price £795 per calendar month

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.

Tenant Charges The tenant set up charges associated with this property are £240.00 = £200 + VAT to include up to two adults. Any subsequent adults are a further £120.00 = £100 + VAT This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current

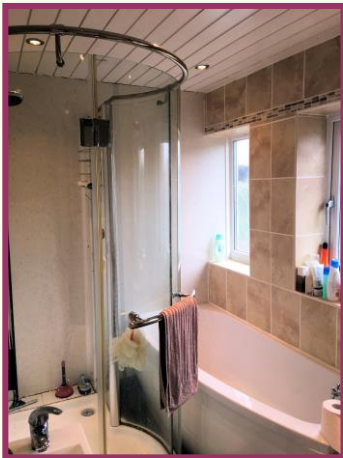
/past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.



BEDROOM ONE



BEDROOM TWO



BATHROOM



BATHROOM

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