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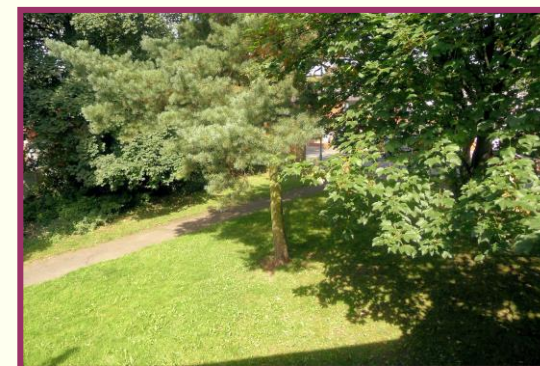


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DYMCHURCH AVENUE, STONECLOUGH, M26 1BB



- 2 Bedroom First Floor Apartment
- Motorway & Rail Links Nearby
- Ftd Kit & White Bthrm Suite
- Gas combi C/H UPVC D/G
- Excellent presentation
- Use Of Communal Gardens
- Parking for two cars
- Available October



£525 PCM

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

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.

A superb ready to move in to, two bedroom first floor apartment that benefits from it's own private entrance and stairs to it's upper floor position. Being located in Stoneclough, the property is ideally positioned for the motorway and railway networks, whilst the areas first class restaurants and outdoor leisure pursuits are close by. The accommodation on offer is well presented throughout and briefly comprises: Private entrance, hallway, lounge with gas fire, fitted kitchen complete with washing machine, drier and fridge freezer, two good bedrooms, the master being fitted with wardrobes and a white 3 piece bathroom suite which has been re-tiled in white ceramics. Externally the property benefits from the use of the communal gardens to the front, secure external storage facilities and private off road car parking for two cars. The property is available to let on an assured shorthold tenancy agreement for a minimum of 12 months. Benefits include gas combi central heating and UPVC double glazing. As such your early personal inspection comes with our highest recommendations, by appointment with our Bolton or Manchester Offices.

Directions

At Kearsley roundabout take the first exit onto the A666 signposted Kearsley, Swinton, Whitefield, at the traffic lights turn left onto the A667 signposted Whitefield, turn right onto Hulme Road, then turn right onto Ringley Meadows, Dymchurch Avenue is your next right turn.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

STAIRS UP TO FIRST FLOOR HALLWAY

HALL: 10' x 2' 10" (3.05m x 0.86m)

LOUNGE: 16' 4" x 11' 4" (4.98m x 3.45m) Double glazed windows, gas fire, radiator, wood laminate flooring, curtains, central light fittings.

KITCHEN: 9' 3" x 6' 10" (2.82m x 2.08m) Professionally fitted kitchen comprising stainless steel single bowl sink and drainer with mixer tap over, a range of matching base and wall cabinets, built under oven, 4 ring gas hob with extractor over, Beko automatic washer, indesit drier, fridge freezer, radiator, ceramic wall tiling, double glazed window, fitted blinds, large store cupboard off which contains the combi gas central heating boiler, wall clock, fitted wall hooks.

BEDROOM 1: 9' 2" x 10' 1" (2.79m x 3.07m) Professionally fitted wardrobes giving 2 double wardrobes, radiator, wall mirror, central light fitting, carpet, double glazed window, fitted blind.

BEDROOM 2: 9' x 6' 10" (2.74m x 2.08m) Double glazed window, radiator, carpet, central light, loft access point.

BATHROOM: 6' 7" x 5' 10" (2.01m x 1.78m) White 3 piece bathroom suite comprising: pedestal wash basin, w/c, bath with shower over, fully ceramic tiled walls and floor, radiator, double glazed window, extractor fan, glass shower screen.

GARDENS: We understand that the tenants have use of the communal gardens to the front of the property.

PARKING: 2 private car parking spaces in tandem

PRICE: £525pcm

DEPOSIT OPTION: A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

REPOSIT OPTION: Nil Deposit Option Available 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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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.



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