



cardwells.co.uk

FEVERSHAM CLOSE, ECCLES, M30 9EU



- 5 bed detached house
- Part furnished, available now
- 4 reception rooms, conservatory
- Minimum 12-month tenancy
- Sought after location
- Close to Monton village
- Substantial gardens
- Viewing advised!



Monthly Rental Of £1,650

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.

Cardwells are pleased to offer for let this part furnished five bedroom detached house. The property is a well presented substantial family size home, situated within the historic Ellesmere Park, close to Monton village. Transport links and the motorway network are within easy reach. The property is offered on a minimum 12-month tenancy and is available now. The spacious and versatile accommodation briefly comprises; Reception Hall, Guest WC, Lounge, family room, dining room, kitchen breakfast room, conservatory and a further reception room (previously the garage). On the first floor there are four bedrooms, family bathroom and a study/bedroom. The master bedroom and the second bedroom benefit from en-suite shower rooms. Outside there are substantial gardens to the front and rear The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door

Reception Hall 2 Radiators, coving, built in storage cupboard.

Guest W/C Low level w/c, wash basin, tiled splash backs, radiator.

Lounge UPVC double glazed bay window (front aspect) feature fireplace incorporating a living flame gas fire, radiator, coving, French doors lead to;

Consevatory The conservatory is UPVC double glazed with twin doors leading out onto the rear garden.

Dining Room UPVC double glazed window (rear aspect), radiator.

Reception Room (Formally The Garage) 3 built in storage cupboards, fitted wall & base units, complimentary work surface, base units below, space for automatic washing machine & tumble dryer, inset spotlights, door (side elevation aspect)

Kitchen/Breakfast Room 2 x UPVC double glazed windows, range of modern fitted wall & base units with granite working surfaces, inset 1 1/2 bowl sink drainer stainless steel sink unit with mixer tap, inset gas hob, concealed extractor hood above, integrated dishwasher, tiled splash backs, built in oven & grill, radiator.

Utility Room Inset single bowl sink drainer stainless steel sink unit with mixer tap, granite working surfaces, tiled splash backs, space for automatic washing machine, radiator, UPVC frosted double glazed door (side aspect) extractor fan.

From the reception hall the staircase leads to;

First Floor Landing Access to the loft, built in storage/boiler cupboard, coving.

Master Bedroom 2 UPVC double glazed windows (front aspect) fitted wardrobes & drawers, 2 radiators.

Dressing Area 2 Built in wardrobes.

En-Suite Shower Room UPVC frosted double glazed window (rear aspect) 3 piece modern suite, shower cubicle, low level w/c, wash basin, radiator, built in airing cupboard, part tiling to the walls, inset spotlights.

Bedroom Two 2 UPVC double glazed windows (front aspect) built in wardrobes, 2 radiators.

En-Suite Shower Room UPVC fitted double glazed window (side aspect) shower cubicle, low level w/c, wash basin, radiator, part tiling to the walls, inset spotlights.

Bedroom Three UPVC double glazed window (rear aspect) radiator.

Bedroom Four UPVC double glazed window (rear aspect) fitted double wardrobe, radiator.

Bedroom Five/Study UPVC double glaze window (rear aspect) fitted computer desk, integrated storage & drawers, radiator.

Bathroom Modern white suit comprising panel enclosed bath with mixer tap, low level w.c, wash basin, inset to a vanity cupboard, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights.

Outside To the front there is a double width block paved driveway with an open laid to lawn garden aside, with feature tree & plant displays. There is a generous size garden with established tree displays. There is a paved patio and a door leads to a further garden.

Price £1650 PCM

The tenant set up charges associated with this property are £240.00 inclusive of VAT (£200 + VAT) to include up to two adults. Any subsequent adults are a further £120 inclusive of VAT (£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 also includes producing a tenancy agreement following a successful application

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.



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