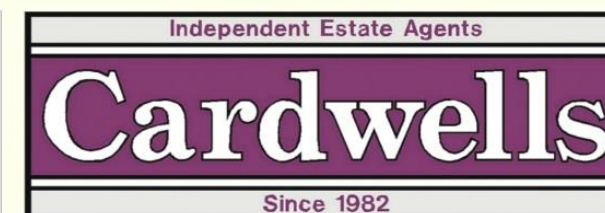


EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

PARK ROAD, HEATON, BOLTON, BL1 4RD



- 2 Bed Semi
- Gas CH + Double Glazed
- Kitchen with oven/hob
- White Bathroom/Shower
- Lounge, Dining Room
- Garage At Rear
- Large Gardens
- Available now



£525 PCM

BURY

14 Market Street, BL9 0AJ
Tel: 0161 761 1215
Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
Tel: 0161 773 1011
Email: whitefield@cardwells.co.uk

BOLTON

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

WORSLEY

2 Pennyblack Court, Barton Rd, M28 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

Available to let now. A semi detached house having uPVC double glazed windows and entrance doors, gas combi central heating, fitted kitchen and bathroom. Comprising: Entrance hall, lounge with stairs off, dining room, kitchen, 2 bedrooms (size of 3) bathroom, large gardens. Garage at rear. All viewers are sure to be impressed. Available now, references /deposit required.

Directions

Leave town via Chorley New Road and turn left onto Park Road about 200 yards before Bolton School, the property is on the right

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

HALL: uPVC entrance door to hall 3'6 x 3'6 up to front of built in cloaks cupboard, radiator.

LOUNGE: 12' 2" x 16' 4" (3.71m x 4.98m) Open plan design with stairs off. uPVC double glazed bow window. Contemporary fireplace and electric stainless steel fire. Cornices, carpets, radiator. Arched doorway to dining room.

DINING ROOM: 10' 8" x 8' 3" (3.25m x 2.51m) uPVC double glazed window, radiator, carpet.

KITCHEN: 7' 7" x 10' 8" (2.31m x 3.25m) Fitted kitchen, stainless steel sink, base cupboards, drawers and work top space, stainless steel oven, gas hob and stainless steel extractor hood. Partial tiling, uPVC double glazed window and rear entrance door. Vinyl flooring.

STAIRS/LANDING: Carpeted, uPVC double glazed window, store cupboard with gas combi central heating boiler.

BEDROOM 1: 16' 4" x 12' 5" (4.98m x 3.78m) 2 x uPVC double glazed window. Built in double cupboard, carpet, radiator.

BEDROOM 2: 7' 6" x 10' 9" (2.29m x 3.28m) uPVC double glazed window, radiator, carpet.

BATHROOM: 5' 5" x 8' 7" (1.65m x 2.62m) White suite comprising: bath with electric shower above, w/c and wash basin, partial tiling, vinyl flooring, radiator.

GARDENS: Garden of a good size to front and rear.

GARAGE: Brick garage set to rear of garden.

PRICE: £525 pcm

TENANT FEES 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 £99.00 inclusive of VAT (£82.50 + 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 is 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 Cardwell's or any staff member in any way as being functional or regulation compliant. Cardwell's 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 or their surveyor's findings. Any floorplans 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



Kitchen



Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Rear Garden