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Incorporating: Wright Dickson & Catlow, WDC Estates

THE GRANGE, BOLTON ROAD, EDGORTH, BOLTON, BL7 0AW



- Period mews house
- Within stone schoolhouse
- 2 Private parking spaces
- 2 double bedrooms
- Hall, Lounge, Cloaks w/c
- Pro fitted kitchen/diner
- 12 Month lease
- Available now



£695 PCM

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To let on a 12 month short hold tenancy, potentially renewable. Mews house in stone period building conversion, totally unique with high ceilings and windows and master bedroom with stairs up to a mezzanine/gallery. All electric, with double glazed windows, comprises; Block paved forecourt/patio behind stone walling, provides two parking spaces. Hallway, cloaks w/c, spacious lounge, newly fitted kitchen/diner with oven/hob, dishwasher and automatic washing machine. Landing, 2 double bedrooms. The master is stunning with a minstrel gallery/mezzanine, white bathroom and shower. Available to view now 7 days a week call Cardwells Estate Agents Bolton on 01204 381281

Directions BL7 0AW

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 12' 8" x 6' 3" (3.85m x 1.9m) Spindle staircase off, night storage heater.

Cloaks W/C 2' 7" x 9' 6" (0.79m x 2.9m) White w/c & wash basin.

Lounge 14' 4" x 13' 9" (4.37m x 4.2m) Two double glazed windows, one being a feature arched window, decorative marble fireplace.

Kitchen/Diner 4' 6" x 13' 11" (1.36m x 4.23m) L shaped @ maximum points. Professionally fitted with cream gloss cabinets and ample work top space, inset 1 1/2 bowl stainless steel sink, new oven/hob & stainless steel extractor hood, integrated dish washer, automatic washer, wall units, laminate flooring, double sealed window, built in storage cupboard, spotlight to ceiling.

Landing 5' 10" x 8' 4" (1.79m x 2.55m) Night storage heater, loft access.

Bedroom One 17' 7" x 14' 1" (5.37m x 4.29m) Overall with 3.79 ceiling height and split level floor, ballustrated staircase off leads to a mezzanine/galleried landing 1.5 x 4.25. Features original timber beam structures. Built in double wardrobe, 2 double glazed windows, ceiling fan wall lights, night storage heater.

Bedroom Two 9' 5" x 14' 1" (2.86m x 4.29m) 2 double glazed windows, night storage heater.

Bathroom 8' 2" x 8' 0" (2.49m x 2.43m) White suite, bath with electric shower above, w/c, bidet & wash basin, wall tiling, double glazed window, night storage heater.

Gardens Only to the front forecourt which provides 2 parking spaces.

Price £695 PCM

Tenant Fees 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.

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

