



GARDEN



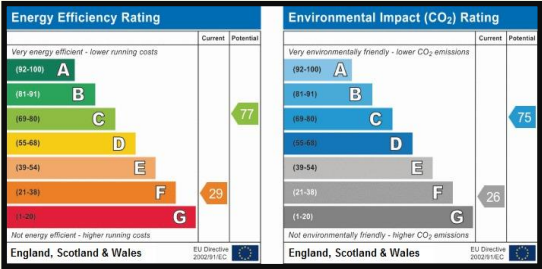
GARDEN



GARDEN



GARAGES



cardwells.co.uk

**BOLTON ROAD, BURY
BL8 2DW**



- 2 Bed Detached Bungalow
- Lounge/Dining/New Kitchen
- 2 Good Beds, Both Fitted
- Mature Gardens/2 Garages
- Cloaks WC/Sunroom
- 4 Piece Family Bathroom
- Fully Managed by Cardwells
- Minimum 12 Month Lease



£750 pcm

BOLTON	LETTINGS & MANAGEMENT	BURY
11 Institute St, Bolton, BL1 1PZ	E: lettings@cardwells.co.uk	14 Market St, Bury, BL9 0AJ
T: 01204 381 281 E: bolton@cardwells.co.uk	T: 01204 381 281	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.

Substantial 2 bed detached bungalow available to let now! Situated on Bolton Road and as such being ideally placed for amenities, excellent schools and transport links. Briefly comprising: Entrance hall, Lounge, dining room, sun room with separate boiler room and cloaks WC, 2 good beds (both with fitted wardrobes) new kitchen and a 4 piece family bathroom suite. Outside offers mature gardens to front and rear and 2 garages. Neutrally decorated throughout and available for a minimum 12 month lease, viewings are highly recommended, seven days a week via our Bury office on 0161 7611215.

Directions
BL8 2DW

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall: 9' 6" x 8' 2" (2.89m x 2.49m) Includes fitted cloaks cupboard, uPVC style front door with sealed unit windows, central heating radiator, entrance door into the lounge, additional entry to the conservatory.

Lounge: 16' 5" x 11' 10" (5.00m x 3.60m) Front elevation window, stone effect fireplace, central heating radiator. Archway to the dining room.

Dining Room: 11' 10" x 10' 1" (3.60m x 3.07m) Side elevation window, central heating radiator, entry to the kitchen and side hall.

Kitchen: 11' 10" x 7' 11" (3.60m x 2.41m) Newly fitted range of base and wall units with worktops over, integrated sink, space and plumbing for appliances, breakfast bar, central heating radiator.

Conservatory: 12' 0" x 8' 0" (3.65m x 2.44m) (Plus access area to front hall, cupboard and w.c). uPVC style single glazed window elevations plus sliding patio doors, tiled floor. Separate w.c and cupboard housing central heating boiler.

Side Hall: 8' 7" x 4' 11" (2.61m x 1.50m) Fitted laundry cupboard and cylinder, access to good size loft space, central heating radiator.

Master Bedroom: 14' 11" x 10' 11" (4.54m x 3.32m) (into wardrobes) Front elevation window, central heating radiator, integrated double wardrobes.

Bedroom 2: 10' 11" x 10' 11" (3.32m x 3.32m) uPVC double glazed rear elevation window, fitted wardrobe, central heating radiator.

Bathroom: 8' 6" x 5' 6" (2.59m x 1.68m) Modern wall tiling to complement a four piece suite as follows: Panelled bath with overhead T bar mixer shower, w.c, bidet and wash basin. Side elevation window, central heating radiator.

Externally: The property stands in quite a sizeable plot with spacious gardens to the front, side and rear. The driveway allows parking for 4/5 cars sited to the rear of the property accessed from Spen Fold and serves a double garage (with dividing inner wall). In our opinion the plot size allows room to extend the property (subject to any necessary consents). The front garden is bounded by walling, is mostly lawned and extends to approximately 70ft. The rear garden and driveway from the boundary extends to join the side/front garden and measures around 70 to 80ft. VIEWING IS STRONGLY ADVISED TO ASSESS THE PROPERTY AND GROUNDS.

Price: £750

Disclaimer: This brochure is a representative 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

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

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 surveyors findings. Any floor plan provided is for illustrative purposes only and should be used as such by any interested party.



HALL



LOUNGE



DINING ROOM



KITCHEN



CONSERVATORY



BEDROOM ONE



BEDROOM TWO



BATHROOM