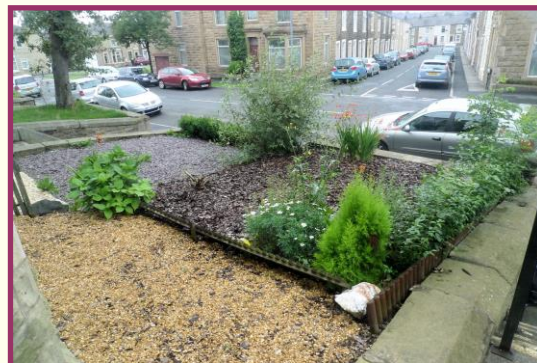




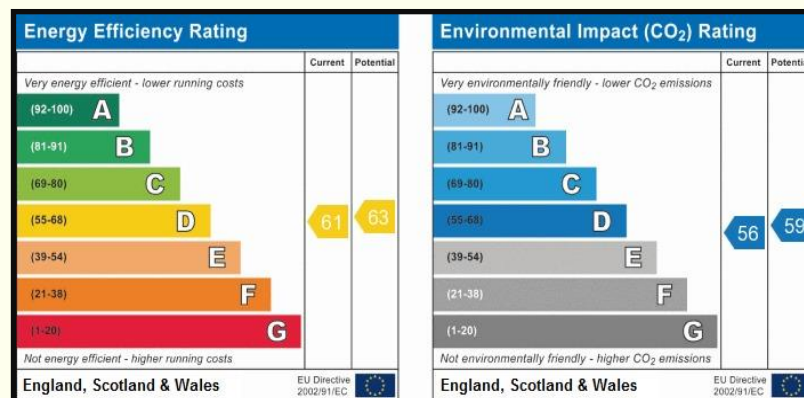
Bathroom



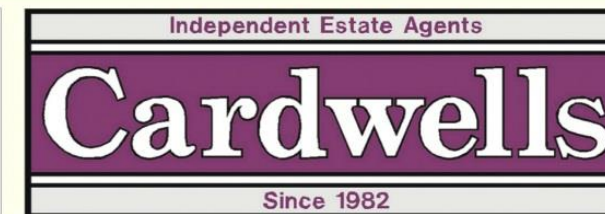
Rear garden



Front Garden



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

PLANTATION STREET- ACCRINGTON - BB5 6RT



- 4 Bed Stone Mid Terrace
- En-Suite To Master
- uPVC/Gas Central Heating
- Spacious Accommodation
- Kitchen/Diner
- Popular Location
- Very Well Presented
- Deposit + Refs Required



£599pcm

BURY

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

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
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BOLTON

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

WORSLEY

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

Offered to the Rental market is this very well presented, stone build, 4 bed mid terraced property. Enjoying an elevated position and being ideally situated for local amenities, transport links and schools. Briefly comprising: Entrance vestibule, reception hallway, lounge and dining room, both with feature fireplaces and surrounds, good sized kitchen diner with white gloss units and integrated appliances, 5 ring gas hob and electric oven, 4 good sized bedrooms, the master having an en-suite with designer shower. To the outside is an elevated garden and to the rear a good sized garden which is laid to gravel for easy maintenance. uPVC double glazed and heated via a gas central heating system. viewing is highly recommended.

Directions: BB5 6RT

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: 4' 1" x 3' 6" (1.24m x 1.07m) uPVC double glazed door, picture rail, carpet.

Reception Hallway: 13' 3" x 3' 5" (4.04m x 1.04m) Laminate flooring, enclosed staircase to 1st floor.

Lounge: 16' 11" x 11' 11" (5.16m x 3.63m) Into angular bay, feature fireplace and surround with inset fire, carpet, uPVC double glazed window, meter cupboard, radiator.

Dining Room: 19' 8" x 12' 11" (5.99m x 3.94m) Feature fireplace and surround with inset fire, double uPVC patio doors to rear garden, radiator.

Kitchen/Diner: 18' 3" x 8' 10" (5.56m x 2.69m) Well appointed kitchen diner, comprising; stainless steel sink with mixer tap over, white high gloss base and wall units, breakfast bar, roll edge worktops, 5 ring gas hob, fan assisted electric oven, integrated washing machine, fridge and freezer, cushion flooring to kitchen area, carpet to dining area, 12v spotlighting, 2 uPVC double glazed windows, radiator, uPVC door to rear garden, under stairs storage.

Landing: 15' 9" x 5' 6" (4.8m x 1.68m) Then continuing to 8'11 x 2'7, porthole skylight, carpet.

Bedroom 1: 13' 9" x 12' 11" (4.19m x 3.94m) Carpet, uPVC double glazed window, radiator.

Ensuite: 10' 0" x 4' 7" (3.05m x 1.4m) Shower cubicle with designer shower, w.c, double wash basin built into vanity unit, partial wall tiling.

Bedroom 2: 10' 6" x 9' 10" (3.2m x 3m) Carpet, uPVC double glazed window, radiator.

Bedroom 3: 9' 4" x 9' 0" (2.84m x 2.74m) Carpet, uPVC double glazed window, radiator.

Bedroom 4: 17' 3" x 5' 2" (5.26m x 1.57m) At longest point, carpet, uPVC double glazed window, radiator.

Family Bathroom: 9' 11" x 5' 11" (3.02m x 1.8m) Three piece white suite comprising; w.c, panel bath, sink set on vanity unit, partial wall tiling, uPVC double glazed window, radiator.

Gardens: Raised front garden, gravelled and wood chipped for easy maintenance, large rear yard again gravelled.

Parking: On road parking.

Price: £599 per month

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 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 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.



Hallway



En-suite



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

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