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Incorporating: Wright Dickson & Catlow, WDC Estates

WARDOUR STREET, ATHERTON, M46 0AR



- Well Presented 2 Bed Terrace
- New Carpets/Bathroom
- Lounge/Dining Room
- Galley Kitchen
- 2 Good Beds Both Fitted
- Close To Amenities
- Available Now, No DSS
- Minimum 12 Month Lease



£500PCM

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Very well presented, clean and tidy 2 bed property available now. Cardwells are delighted to offer to the managed rental market this mid terraced house on a quiet street yet close to excellent transport links and amenities. Briefly comprising: Vestibule, lounge with feature fireplace and new carpet 2017, dining room, again with new carpet 2017, fitted galley kitchen, landing, 2 good bedrooms which are both with fitted furniture and a white 3 piece family bathroom fitted new in 2017. Warmed by gas central heating, uPVC double glazed, small font palisade behind a low brick wall, yard to rear with raised decking and garden shed. Viewings are available, seven days a week via our Bolton office on 01204 381281 to appreciate all this property has to offer.

Directions: M46 0AR

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door to:

Vestibule: 3' 5" x 3' 5" (1.04m x 1.04m) Skylight

Lounge: 14' 7" x 14' 4" (4.44m x 4.37m) New carpet 2017, feature fireplace and surround, living flame gas fire, uPVC double glazed window, radiator.

Dining Room: 14' 4" x 10' 5" (4.37m x 3.17m) New carpet 2017, electric fire, uPVC double glazed window, radiator.

Kitchen: 11' 4" x 5' 11" (3.45m x 1.80m) Fitted galley kitchen, base and wall units, oven, hob and extractor, one and half bowl sink with mixer tap over, fridge freezer, washing machine, cushion flooring, 2 uPVC double glazed windows.

Landing: 9' 3" x 5' 5" (2.82m x 1.65m) Carpet

Bedroom 1: 11' 4" x 11' 3" (3.45m x 3.43m) Fitted wardrobes, carpet, uPVC double glazed window, radiator.

Bedroom 2: 16' 0" x 7' 6" (4.87m x 2.28m) At Longest Fitted furniture, carpet, uPVC double glazed window, radiator.

Bathroom 10' 3" x 7' 0" (3.12m x 2.13m) New white 3 piece suite 2017, w.c, wash basin, panel bath with mixer shower attachment, cushion flooring, cupboard housing gas combi boiler, frosted uPVC double glazed window, radiator.

Outside: Paved front palisade behind a low brick wall, paved yard to rear with raised decking and garden shed.

Price: £500 pcm, Minimum 12 months, deposit, references etc required. No DSS.

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.

Tenant Set Up Charges 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

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

