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BURY ROAD, TONGE FOLD, BOLTON, BL2 6BB



- 1 Bedroom first floor flat
- Private entrance from the rear
- Lounge/kitchen with white goods
- Family bathroom/double bedroom
- Gas C.H & uPVC D.G
- Clean & Tidy
- Minimum 12 month lease
- Available now



£450PCM

BOLTON

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LETTINGS & MANAGEMENT

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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.

Clean and tidy, secure and well presented first floor flat available now. Situated above the parade of shops at Tonge Fold on Bury Road the flat offers excellent transport links and amenities close by. Accessed via a private entrance at the rear of the building, parking readily available. Briefly comprising: Stairs to first floor, timber entrance door, hall, lounge to the front, central kitchen with white goods included, white 3 piece family bathroom and a double bedroom to the rear. Available now for a minimum 12 month let. Warmed by gas central heating and Upvc double glazed, viewings are welcome via our Bolton office on 01204 381281.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal rear entrance: Private entrance to flat, stairs to

Landing: 17' 3" x 3' 0" (5.25m x 0.91m) Carpet, access to all rooms.

Lounge: 14' 6" x 10' 4" (4.42m x 3.15m) Carpet, 2 x uPVC double glazed window, radiator.

Kitchen: 14' 3" x 6' 10" (4.34m x 2.08m) Professional fitted kitchen comprises: one and half bowl stainless steel sink with mixer tap, base and wall units, worktops, oven, hob and extractor, white goods included, cushion flooring.

Bedroom 1: 11' 0" x 10' 9" (3.35m x 3.27m) Carpet, uPVC double glazed window, radiator.

Bathroom: 7' 11" x 6' 8" (2.41m x 2.03m) Whit 3 piece suite comprises: W.C, wash basin, bath with mixer shower attachment and fitted screen, cushion flooring, radiator.

Note: The flat is located above Allure Balloons on Bury Road, adjacent to Tonge Fold shops.

Price: £450 PCM

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewings: All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281, or via lettings@cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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

