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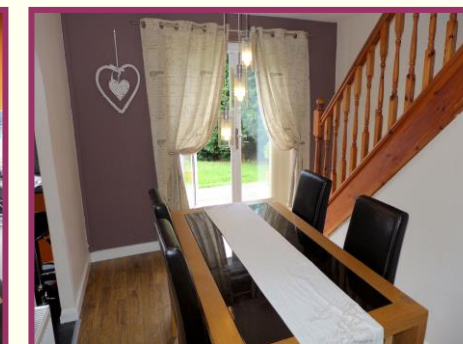


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DALEBANK, ATHERTON, M46 9PE



- Part furnished Dorma Bungalow
- Porch/lounge/Dining Room
- Family Bathroom/Downstairs Bedroom
- Landing/2 Upper Bedrooms
- Driveway Parking/Lovely Rear Garden
- Minimum 12 Month Lease
- Cul De Sac Location
- Available June 2021



£725PCM

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

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.

An opportunity to rent this 3 bed dorma bungalow which is offered part furnished. Tucked away on a pleasant cul de sac and a short walk away from Hag Fold train station the property is ideally situated for local shops, amenities and transport links. Briefly comprising: Upvc entrance door, porch, lounge with feature fireplace, dining room, professionally fitted kitchen with integrated fridge freezer and dishwasher, well appointed family bathroom, downstairs double bedroom, spindled staircase to landing, fully furnished master bedroom and fitted third single bedroom. Outside offers driveway parking and a good sized lawn and a lovely rear garden with patio area, storage shed. UPVC double glazed and warmed by gas central heating, a personal inspection is recommended to appreciate all on offer. Viewings are available, seven days a week via our Bolton office on 01204 381281 or via email lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC Entrance Door

Porch 3' 7" x 2' 10" (1.09m x 0.86m) Alarm pad, cushion flooring, UPVC double glazed window, radiator.

Lounge 18' 10" x 9' 10" (5.74m x 2.99m) Feature fireplace & surround, electric fire, carpet, UPVC double glazed window, radiator.

Dining Room 11' 2" x 7' 7" (3.40m x 2.31m) Laminate flooring, under stairs storage, UPVC double glazed patio doors to rear, spindled staircase to landing, radiator.

Kitchen 10' 1" x 9' 1" (3.07m x 2.77m) Professionally fitted kitchen comprising; stainless steel sink with mixer tap over, base & wall units, worktop surfaces, integrated dish washer & fridge freezer, quarry effect tiled flooring, tiled splash backs, breakfast bar, wall mounted concealed combi boiler, radiator.

Bedroom Two 13' 2" x 9' 7" (4.01m x 2.92m) Laminate flooring, UPVC double glazed window, radiator.

Bathroom 7' 3" x 6' 2" (2.21m x 1.88m) White 3 piece suite comprising, w/c, wash basin on vanity unit, bath with rainfall mixer shower & fitted screen, full wall & floor tiling, ceiling spotlights.

Landing 6' 5" x 6' 1" (1.95m x 1.85m)

Bedroom One 14' 7" x 13' 5" (4.44m x 4.09m) Fitted furniture, carpet, Velux window, radiator.

Bedroom Three 8' 1" x 7' 8" (2.46m x 2.34m) Fitted furniture, carpet, Velux window, radiator.

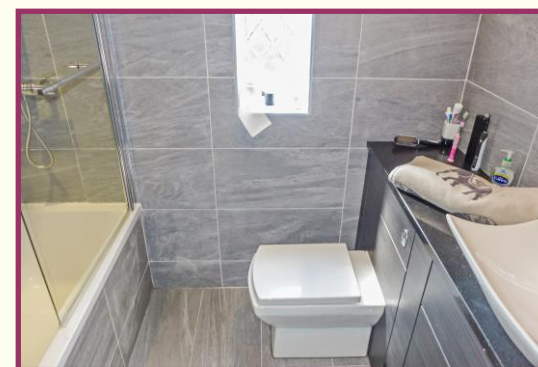
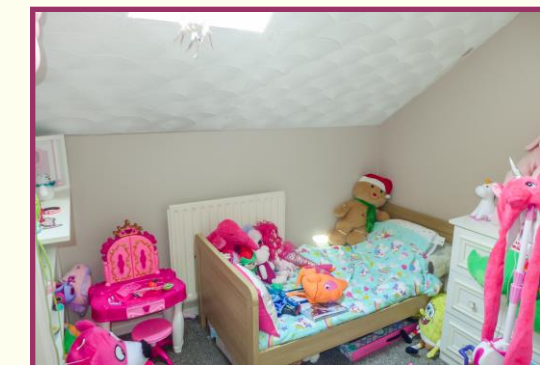
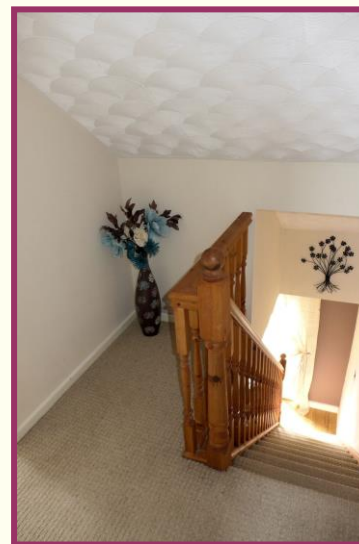
Outside Driveway parking & lawn, lovely rear garden with patio area, lawn, storage shed.

Price £725 PCM

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 which will be lodge via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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.



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