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STATION CLOSE, RADCLIFFE, M26 4GW



- Modern Detached Property
- 3 Storey Accommodation
- 3 Double Bedrooms
- En Suite/Bathroom/Guest W.C
- Living Room
- 15ft Kitchen Diner
- Available Now, Deposit £1153
- Council Tax Band D



Monthly Rental Of £1,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This splendid modern DETACHED house is situated directly off Ainsworth Road conveniently placed for access to Bury, Bolton and Radcliffe . With accommodation spanning three floors, the property really does have to be viewed in order to fully appreciate the true size of the living space offered and benefits from full uPVC double glazing and gas central heating and comprises in summary: Entrance hall with guest w.c off, lounge and a 15ft kitchen diner with integrated appliances. The first floor provides a sizeable landing and entry to two of the bedrooms and the family bathroom. The top floor accommodation comprises a spacious master bedroom and en suite. Externally are front and rear gardens, a detached garage and private driveway. Available Now, Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Entrance Hall: Stairs and radiator, laminate flooring.

Guest W.C: 6' 2" x 5' 7" (1.88m x 1.70m) Comprising: Pedestal wash basin, w.c, splashback tiling, radiator, extractor fan, built in cupboard, laminate flooring.

Lounge: 15' 2" x 9' 3" (4.62m x 2.82m) (plus bay). Window to front, two radiators, laminate flooring opening to the kitchen diner.

Kitchen Diner: 15' 10" x 8' 3" (4.82m x 2.51m) Attractively appointed kitchen fitted with a range of base and wall cupboards and contrasting worktops, integrated gas hob, oven and fitted canopy extractor hood above, integrated tall fridge freezer, inset one and half bowl sink with mixer tap, complementary tiling, rear window. The dining area has a radiator and French doors open to the garden.

First Floor Landing: Spacious landing with spindled balustrade stairs, window to the front, in built cylinder cupboard.

Bedroom 2: 10' 10" x 8' 7" (3.30m x 2.61m) (plus in built wardrobe) Window to the rear, radiator, fitted mirror fronted wardrobe.

Bedroom 3: 10' 4" x 9' 4" (3.15m x 2.84m) Window to the front, radiator.

Bathroom: 7' 0" x 6' 5" (2.13m x 1.95m) Comprising: Panelled bath, pedestal wash basin, w.c, tiling to complement, shaver socket, extractor fan, radiator, window to rear.

Top Floor Landing: Built in cupboard.

Master Bedroom: 17' 0" x 12' 3" (5.18m x 3.73m) (Max) L shaped room with front and rear elevation windows and radiator.

En Suite: Comprising: Step in tiled shower recess with thermostatic mixer shower and bi-fold screen, pedestal wash basin and w.c, radiator, extractor fan.

Externally: Front and rear gardens, driveway and detached garage with lighting, power supply and up and over door.

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 Option A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Nil Deposit Option Available

Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/>

Tenants pay a one week non refundable service charge direct to Reposit.

Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,073 (at the time of writing).

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.

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