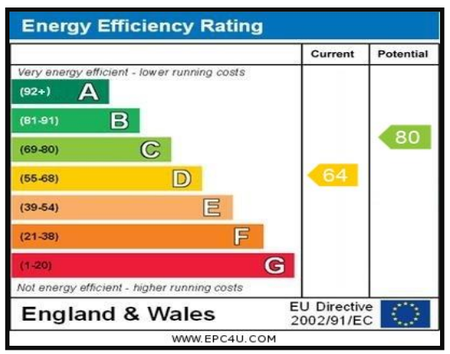

Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

STEWART STREET, BURY, BL8 1SU

- Two Bedroomed Terraced
- Stylish Accommodation
- Lovely Breakfast Kitchen
- Modern Bathroom Suite
- Gardens to Front & Rear
- Available from 2nd April
- Deposit £1125
- Internal Viewing Recommended

£975 PCM

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@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. R.W.L. Cardwell. & R.W. Thompson.

This is a lovely property which has been updated and presented to the highest of standards. The kitchen is superb having ample workspace, fitted units and a breakfast bar with seating for up to 4 people. Located in the convenient and sought-after location of Elton/Walshaw, early viewing is advised to fully appreciate the accommodation on offer which briefly comprises: entrance vestibule, lounge, fitted breakfast kitchen, two bedrooms and modern three piece suite. Externally the property enjoys garden areas to both the front and rear. Available from the 2nd April 2024, 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Composite door to the front elevation leading into the vestibule. Tiled floor. Door leading into lounge.

Lounge 15' 11" x 12' 9" (4.84m x 3.89m) Double glazed bay window to the front elevation. Electric fire. Radiator.

Kitchen/Diner 15' 11" x 12' 9" (4.84m x 3.89m) Double Glazed window and door to the rear elevation. Good range of base units with complementary work surface and breakfast bar with matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric oven. Plumbed for washing machine. Integrated fridge, freezer and dishwasher. Laminate floor. Stairs lead off to the first floor landing.

First Floor Landing Stairs lead off the kitchen to the first floor landing.

Bedroom 1 13' 4" x 11' 6" (4.07m x 3.51m) Double glazed window to the front elevation, enjoying views over playing fields. Over stairs, storage/wardrobe. Radiator.

Bedroom 2 11' 1" x 10' 2" (3.39m x 3.1m) Double glazed window to the rear elevation. Central heating cupboard. Radiator.

Bathroom Double glazed window to the rear elevation. Three-piece suite comprising P shaped bath with shower and screen over, vanity sink unit and close coupled WC. Chrome heated towel rail.

Externally The property enjoys a garden area to the front with paved path leading to the front door and enjoying views over the playing fields. There is access round the side to the rear for bins etc.. The rear garden has a paid patio area leading to an artificial grass lawn out house and is fence enclosed.

Price £975 PCM

Viewing 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

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

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (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.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

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