

**FIR STREET, BURY, BL9 7QG**



- Two Bedrooms
- Modern Bathroom
- Garden to Rear
- Close to Local Amenities
- Easy Access to the M66
- Minimum lease Term 12 Months
- Council Tax Band A
- Deposit £865



**£750 PCM**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to offer to let this two-bedroom garden fronted mid terraced. Offered to let unfurnished and available immediately early enquiries are advised. Briefly comprises of; Entrance vestibule, Lounge, Kitchen/diner, Two Bedrooms and a Bathroom. Externally this property is garden fronted with an enclosed rear paved garden. Located close to local amenities and transport links and with easy access to the M66 and Bury town centre this property is sure to generate lots of interest. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door to Lounge.

**Lounge** 17' 2" x 14' 6" (5.23m x 4.42m) uPVC double glazed window to front aspect. Electric fire and surround. Radiator. Laminate flooring. Ceiling light point. Stairs to first floor.

**Kitchen/Diner** 14' 3" x 10' 5" (4.34m x 3.17m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Wall mounted boiler. uPVC double glazed window and door to rear aspect. Radiator. Ceiling light point

### **First Floor Landing**

**Bedroom 1** 14' 8" x 10' 8" (4.47m x 3.25m) Media wall, uPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 5" x 9' 5" (3.17m x 2.87m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** Panelled bath with electric shower over. Pedestal wash hand basin. Low flush wc. UPVC double glazed window to rear elevation. Radiator. Ceiling light point.

**Externally** Paved front garden with an enclosed and gated rear paved garden.

**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 £1,526 (at the time of writing).

**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 lodge with the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**No Deposit Option** 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.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Thinking of Selling or Letting** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move

planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate 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 Estate 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

