



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

HEWART DRIVE, BURY, BL9 7NF



- Three Bed Semi Detached
- Close to Fairfield Hospital
- Great Sized Rear Garden
- Close to Transport Links
- Good Schools Locally
- Ideal Family Home
- Council Tax Band A
- Deposit £1443.00



£1250 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

Independent Estate Agents
Cardwells Est. 1982

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.



Cardwells estate agents are delighted to bring to Let this recently refurbished three bedroom semi detached home which is immediately available. Ready to move straight into this lovely home comprises of; entrance hallway, large lounge/diner, modern kitchen/dining room, three bedrooms and a shower room. Externally this property is garden fronted with a great sized rear garden. Situated close to Fairfield hospital with fantastic transport links into both Bury and Rochdale this property must be viewed early to avoid disappointment. 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:

Hall Stairs to first floor. Storage cupboards ceiling light point.

Lounge 17' 4" x 10' 9" (5.28m x 3.27m) UPVC double glazed window to front and rear aspects. Two radiators. Two ceiling light points. Door to kitchen.

Kitchen/Diner 13' 1" x 11' 6" (3.98m x 3.50m) UPVC double glazed window to rear aspect. UPVC double glazed window and door to side aspect. A range of modern wall and Base units. Stainless steel sink and drainer. Gas hob, electric oven, space for fridge freezer. Plumbed for washer. Two ceiling light points. Radiator.

First Floor Landing

Bedroom 1 UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 11' 5" x 8' 6" (3.48m x 2.59m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 3 7' 9" x 6' 3" (2.36m x 1.90m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom/Separate WC Shower cubicle, wash hand basin. UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Separate wc- low flush wc. Ceiling light point. UPVC double glazed window to rear aspect.

Externally Garden fronted with a good sized rear and side garden.

Price £1250 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 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

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).

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 Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Bury 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"

