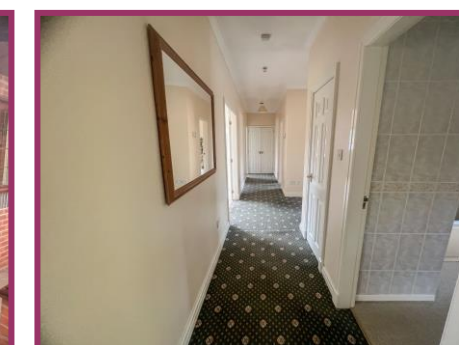
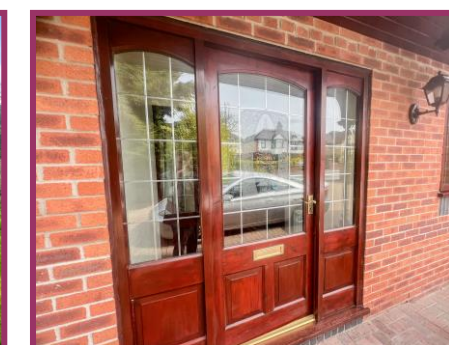


Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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

PROSPECT BUNGALOW KIRKLEES STREET, BURY, BL8 3NE



- Fabulous detached bungalow
- Hall, lounge, kitchen & dining room
- Three good bedrooms
- En suite to Master bedroom
- Warmed by gas Ch/timber double glazed
- Driveway/garage/well maintained gardens
- Available now
- Minimum term 12 months



Monthly Rental Of £1,300

BOLTON

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

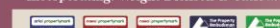
BURY

14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT

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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 Letting Agents Bury are delighted to offer to the fully managed rental market this beautiful, substantial three bed detached bungalow on Kirklees Street. In close proximity to Tottington centre and all its highly regarded leisure facilities, amenities, restaurants and bars, local nurseries, schools and fantastic country pursuits are all on the doorstep. Warmed by gas central heating and timber double glazed in brief the property comprises: Porch, reception hallway, lounge, kitchen, utility, conservatory, three bedrooms, the master having an en-suite and a three piece family bathroom. To the outside is a block paved driveway giving access to a single garage with power and lighting and to the rear is a very well maintained garden bordered by mature shrubs and perennials. Any viewer is sure to be impressed with the accommodation on offer and this can easily be arranged by contacting Cardwells Lettings Agents Bury on 0161 761 1215 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 4' 3" x 5' 11" (1.29m x 1.80m) Timber entrance door into, wall mounted radiator, four timber glazed windows door giving access to.

Hallway 7' 1" x 28' 2" (2.16m x 8.58m) Fitted carpets, built in storage cupboards, wall mounted radiator.

Lounge 14' 8" x 21' 3" (4.47m x 6.47m) Feature fireplace and surround with inset fire, fitted carpets, three wall mounted radiators, timber glazed window, double doors giving access to.

Conservatory 11' 3" x 8' 10" (3.43m x 2.69m) Brick and timber build, fitted tiled flooring, wall mounted radiator.

Kitchen 9' 9" x 11' 1" (2.97m x 3.38m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, space for white goods, complementary tiled splashbacks, oven, four ring hob, timber glazed window.

Utility Room 10' 7" x 5' 7" (3.22m x 1.70m) Stainless steel sink unit, space for white goods, cushion flooring, personal door to the garage, timber glazed window, timber door giving access to the rear.

Bedroom One 9' 9" x 11' 6" (2.97m x 3.50m) Fitted wardrobes, wall mounted radiator, timber glazed window.

En-Suite 5' 6" x 7' 7" (1.68m x 2.31m) Three piece suite comprising W/C, wash basin on a vanity unit, walk in shower cubicle, frosted timber glazed window, full wall tiling, wall mounted radiator.

Bedroom Two 9' 5" x 13' 6" (2.87m x 4.11m) Wall mounted radiator, timber glazed window.

Bedroom Three 9' 5" x 12' 4" (2.87m x 3.76m) Fitted wardrobes and vanity unit, wall mounted radiator, timber glazed window.

Bathroom 9' 4" x 6' 11" (2.84m x 2.11m) Three piece suite comprising W/C, pedestal wash basin bath with mixer shower and fitted glass screen, cushion flooring, full wall tiling, wall mounted radiator, frosted timber glazed window.

Externally To the outside is a block paved driveway giving access to a single garage and there is a very well maintained garden to the rear bordered by mature shrubs and perennials.

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

Viewings 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; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Council Tax Band Cardwells Lettings Agents Bury pre market research indicates that the property is council tax band F and the current cost is £3,488 per annum payable to Bury council.

Tenure Cardwells Letting Agents Bury pre market research indicates that the property is of a freehold tenure

