

WHITEHEAD CRESCENT, BRANDESHOME, BURY, BL8 1HU



- Part furnished lovely 2 bed semi
- Warmed by gas ch/upvc double glazed
- Lounge/well appointed dining kitchen
- Landing/2 beds with fitted master
- Fabulous Brandlesholme location!
- 12 Month minimum lease term



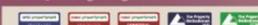
£950 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells letting agents Bury are delighted to offer to the rental market this fabulous part furnished two bed semi detached property in the heart of Brandlesholme. Situated on Whitehead Crescent and as such on the cusp of beautiful countryside yet perfectly positioned for the area's highly rated nurseries, schools and amenities. Warmed by gas central heating and uPVC double glazed throughout the property briefly comprises: uPVC entrance, enclosed staircase to the landing, lounge, dining kitchen, landing, two bedrooms with a fitted master and a three piece family bathroom. To the outside is a block paved driveway to the front and there is a lovely enclosed rear garden which is predominantly laid to lawn. There is indeed a great deal to admire and can easily be arranged by ringing Cardwells letting agents Bury on 01617611215 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into.

Hallway 3' 5" x 2' 11" (1.04m x 0.89m) Enclosed staircase to the landing, timber door giving access to.

Lounge 11' 0" x 12' 5" (3.35m x 3.78m) Feature fireplace and surround with inset electric fire, UPVC double glazed window, wall mounted radiator.

Dining Kitchen 8' 1" x 15' 9" (2.46m x 4.80m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, based and wall units, work tops, space for white goods, wall mounted gas combination boiler, four upvc double glazed windows, composite door giving access to the rear garden.

Landing 2' 7" x 5' 11" (0.79m x 1.80m) UPVC double glazed window, loft access point.

Bedroom One 11' 3" x 12' 5" (3.43m x 3.78m) UPVC double glazed window, built in wardrobes, wall mounted radiator.

Bedroom Two 8' 1" x 9' 6" (2.46m x 2.89m) UPVC double glazed window, wall mounted radiator.

Family Bathroom 5' 1" x 7' 7" (1.55m x 2.31m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain, frosted uPVC double glazed window, wall mounted radiator.

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 Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.

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Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is approximately £1609.00 per annum payable to Bury council.

Flood Risk Information Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

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

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in a conservation area.

