

**APARTMENT 38 THE PINES PINE STREET, HEYWOOD,  
 OL10 1FN**



- Two Bedroomed Apartment
- Own Entrance
- Modern Bathroom & Kitchen
- Immaculately Presented
- Fitted Wardrobes to both Rooms
- Minimum 12 Month Lease
- Available Now
- Council Tax Band B



**£750 pcm**

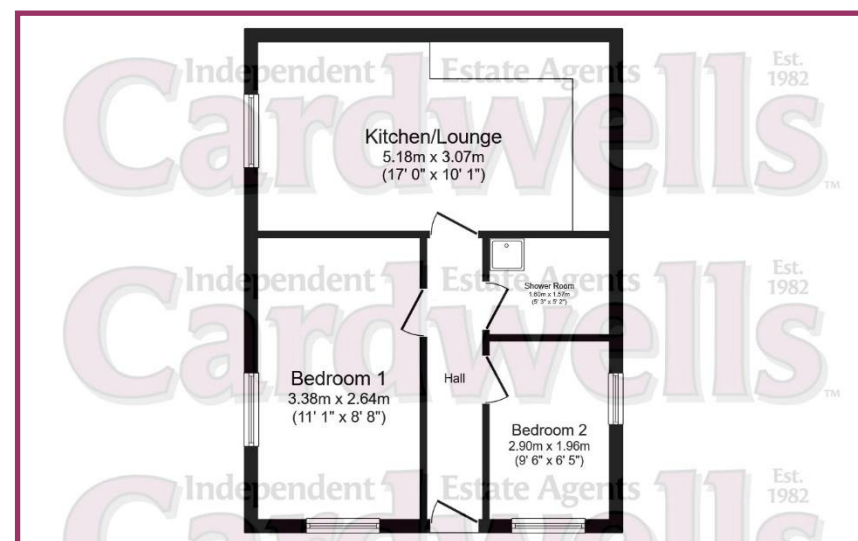
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Incorporating: Wright Dickson & Catlow, WDC Estates

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(56-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>			



Offered to the fully managed rental market for a minimum 12 month term is this very well presented two bedroom ground floor apartment. Located close to local amenities, shops and supermarkets this secure gated apartment boasts its own separate entrance and comprises; entrance hallway, open plan lounge/kitchen, two bedrooms and a bathroom. Externally this property has parking in the gated secure car park. Viewings come with our highest recommendations to appreciate all an offer and can easily be arranged by calling Cardwell letting agents Bury on 0161 7611215 or via email@lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

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

**Hallway** Laminate flooring. Radiator. Ceiling light point. Storage cupboard. Alarm panel.

**Open Plan Lounge/Kitchen** 17' 0" x 10' 4" (5.18m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. A range of wall and base units with gas hob, electric oven with extractor hood. stainless steel sink. Integrated fridge and freezer. Plumbed for washer. Spotlighting.

**Bedroom 1** 11' 8" x 8' 8" (3.55m x 2.64m) Two UPVC double glazed window to front and side aspect. Fitted wardrobes and bedside drawers. Built in shelving. Ceiling light point. Laminate flooring. Radiator.

**Bedroom 2** 9' 6" x 6' 5" (2.89m x 1.95m) Two UPVC double glazed windows to front and side aspect. Fitted wardrobes, drawers and vanity unit. Storage cupboard. Laminate flooring, ceiling light point. Radiator.

**Bathroom** 5' 3" x 5' 2" (1.60m x 1.57m) Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling. Spotlighting. Radiator. Extractor fan.

**Externally** This property is accessed by secure electronic gates, parking and its own separate entrance.

**Price** £750 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

**Council Tax** The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is B rated which is at an approximate annual cost of £1,812 (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 lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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**Thinking of Selling or Letting your Property** If you are thinking of selling or letting a property in Bury, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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"

