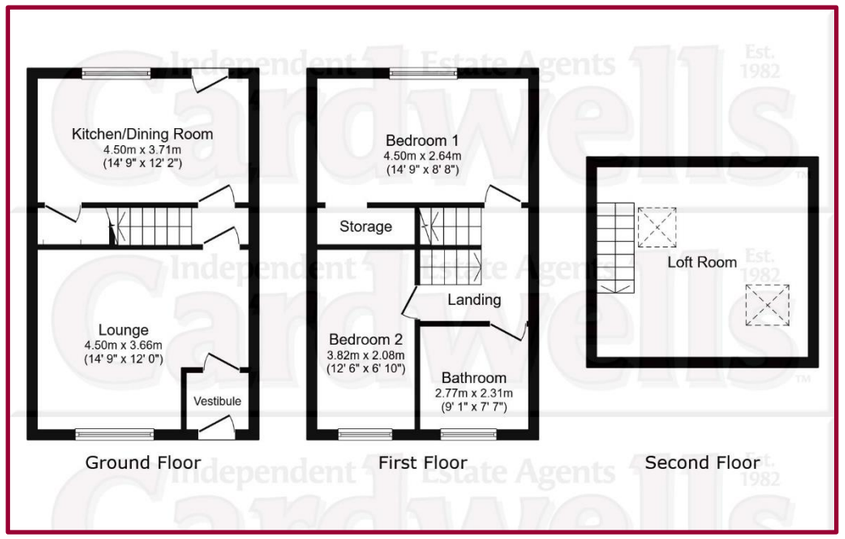

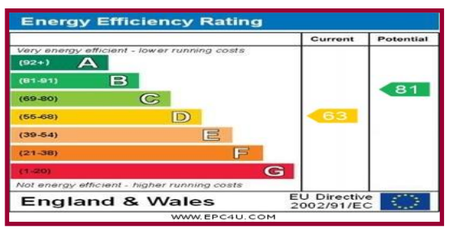

Independent Estate Agents Est. 1982 Cardwells™

www.cardwells.co.uk

NELSON STREET, BURY, BL9 9BL

- Very well presented two bed mid terrace
- Accommodation over three levels
- Lounge/professionally fitted kitchen
- Two bedrooms/family bathroom.
- Useful loft room/suit variety of uses
- Minimum 12 Month Lease
- EPC Rating D
- Call Now to View

£850 PCM

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

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E: bury@cardwells.co.uk

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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 offer to the market this lovely 2 bed mid terrace boasting accommodation over three levels. Available now for a minimum 12 month term and briefly comprising: uPVC entrance door, vestibule, lounge, professionally fitted dining kitchen, first floor landing, two bedrooms and a family bathroom and a staircase leading up to a useful loft room. To the outside is readily available on street parking with a well maintained front garden behind a low brick wall and to the rear is a laid to astroturf garden. Warmed by gas central heating and UPVC double glazed throughout viewings 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.

Entrance Vestibule 3' 1" x 3' 2" (0.94m x 0.96m) Frosted skylight, timber door giving access to.

Lounge 12' 0" x 14' 9" (3.65m x 4.49m) uPVC double glazed window, wall mounted radiator.

Dining Kitchen 12' 2" x 14' 9" (3.71m x 4.49m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, space for white goods, under stairs storage cupboard, upvc double glazed window, wall mounted gas combination boiler, wall mounted radiator, enclosed staircase giving access to the first floor landing, composite door giving access to the garden.

Landing 9' 7" x 7' 6" (2.92m x 2.28m) Stairs giving access to the loft room.

Bedroom One 8' 8" x 14' 9" (2.64m x 4.49m) uPVC double glazed window, walk in wardrobe, wall mounted radiator.

Bedroom Two 12' 2" x 6' 4" (3.71m x 1.93m) uPVC double glazed window, wall mounted radiator.

Family Bathroom 9' 1" x 7' 7" (2.77m x 2.31m) Three piece comprising WC, pedestal wash basin, bath with mixer shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Loft Room 14' 6" x 13' 7" (4.42m x 4.14m) Two velux windows, built in eaves storage.

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 Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,525.00 per annum payable to Bury council.

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

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

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

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 86m².

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

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