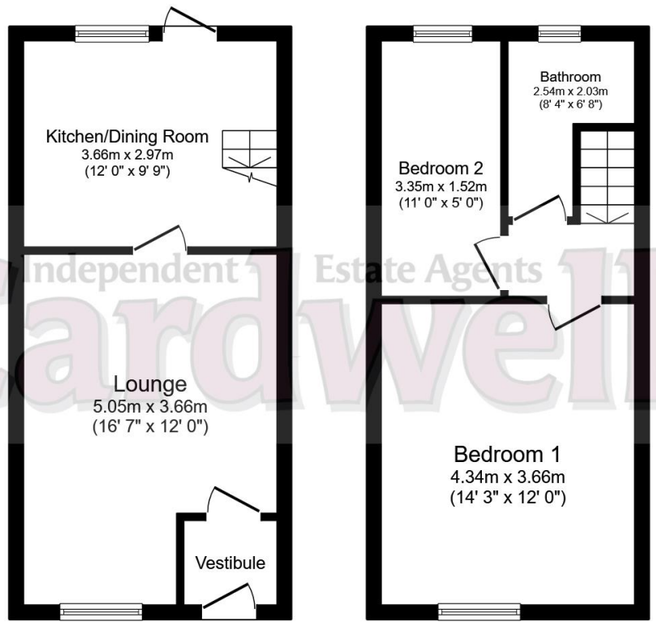

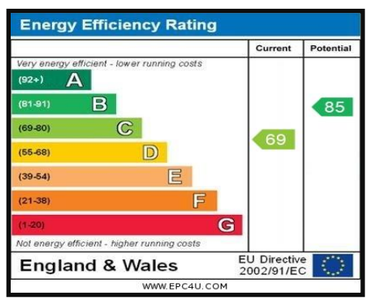

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www.cardwells.co.uk

19 BEATRICE ROAD, BOLTON, LANCASHIRE BL1 3BP

- **Very well presented two bed mid terrace.**
- **Vestibule/lounge/dining kitchen**
- **Landing/2 bedrooms/3 piece family bathroom**
- **Excellent amenities/nurseries and**
- **On street parking/enclosed yard to the rear**
- **Council Tax Band A**
- **Deposit of £980.00**
- **Minimum 12 month term**

£850.00 PCM

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

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14 Market St, Bury, BL9 0AJ
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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.

Available for a minimum 12 month term, Cardwells Letting Agents Bolton offer to the fully managed rental market this very well presented two bedroom mid terrace property on Beatrice Road in Heaton. With excellent amenities, highly regarded local nurseries and schools, medical centres and easily accessible transport links are all within walking distance. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: UPVC entrance door, vestibule, lounge with exposed brick feature fireplace and surround, dining kitchen, landing, two bedrooms and a three piece family bathroom suite. To the outside is readily available on street parking and there is an enclosed yard to the rear . Viewings can easily be arranged, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. In the first instance please refer to the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:
UPVC entrance door into
Vestibule 2' 9" x 3' 2" (0.84m x 0.96m) Frosted skylight, timber entrance door into.

Lounge 16' 7" x 12' 0" (5.05m x 3.65m) Feature exposed brick fireplace and surround, wall mounted electric fire, UPVC double glazed window, wall mounted radiator.

Kitchen 9' 9" x 12' 0" (2.97m x 3.65m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, oven, four ring gas hob with extractor above, UPVC double glazed window, wall mounted radiator, composite entrance door giving access to the rear yard.

Landing 2' 5" x 6' 11" (0.74m x 2.11m) Fitted carpets.

Bedroom One 14' 3" x 12' 0" (4.34m x 3.65m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 0" x 5' 0" (3.35m x 1.52m) Fitted carpets, UPVC double glaze window, cupboard housing the gas combination boiler, wall mounted radiator.

Bathroom 8' 4" x 6' 8" (2.54m x 2.03m) 3 piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain pole, frosted UPVC double glaze window, wall mounted radiator.

Outside To the outside is readily available on street parking and there is an enclosed rear yard

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 656 ft.²

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

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

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,427.38 payable to Bolton council.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £100 per pet per month.

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 via an advanced appointment which can be arranged with Cardwells Letting Agents Bolton on 01204381281 or via email lettings@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. 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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