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**TOTTINGTON ROAD, BURY, BL8 1SJ**



- Very well presented mid terrace
- Two bedrooms
- Warmed by gas central heating
- UPVC double glazed throughout
- Council Tax Band A
- Close to excellent amenities
- 12 month minimum term
- Available now



**Monthly Rental Of £800**

**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



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Offered to the fully managed rental market for a minimum 12 month term is this very well presented two bed mid terrace available now by Cardwells letting agents Bury. Close to both Bury and Tooting town centres with excellent transport links literally on the doorstep and in close proximity to local amenities, country walks and highly regarded local nurseries and schools. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Composite entrance door, vestibule, lounge, well appointed professionally fitted dining kitchen, landing, two bedrooms, the master been fitted and a three piece family bathroom suite. To the outside is unallocated parking and there is a good size enclosed rear yard. 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 at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

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

**Vestibule** 2' 11" x 2' 8" (0.89m x 0.81m) Timber door giving access to.

**Lounge** 11' 8" x 13' 8" (3.55m x 4.16m) Fitted carpets, wall mounted electric fire, UPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 10' 6" x 13' 8" (3.20m x 4.16m) Well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, wall mounted gas combination boiler, high gloss base and wall units, worktops, space for white goods, oven, four ring electric hob with extractor above, fitted laminate flooring, double glazed window, wall mounted radiator, enclosed staircase to the landing, composite door giving access to the rear yard.

**Landing** 5' 5" x 6' 8" (1.65m x 2.03m) Fitted carpets, timber door giving access to.

**Bedroom One** 9' 1" x 10' 7" (2.77m x 3.22m) Professionally fitted wardrobes, UPVC double glazed window, fitted carpets, wall mounted radiator.

**Bedroom Two** 6' 8" x 8' 6" (2.03m x 2.59m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Family Bathroom** 12' 3" x 6' 7" (3.73m x 2.01m) Three piece suite comprising WC, pedestal wash basin, bath with T bar mixer shower and fitted glass screen, frosted UPVC double glazed window, wall mounted heated towel rail.

**Externally** To the outside there is unallocated parking to the side and a good size enclosed rear yard.

**Meters** Both gas & electric meters are smart meters.

**Plot Size** Cardwells Letting Agents Bury pre market research indicates that the plot size is approximately 0.01 of an acre.

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

**Council Tax Band** Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is approximately £1427.00 payable to Bury council

**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](http://www.depositprotection.com)

**Viewing** 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

