



LAKESIDE AVENUE, GREAT LEVER, BOLTON, BL3 2HY



- Three bed semi detached
- Well presented
- Hall/bay fronted lounge/family room
- Conservatory/professionally fitted kitchen
- 3 fitted bedrooms/three piece bathroom
- Deposit of £1440
- Minimum Term 12 months
- Council Tax Band D



Monthly Rental Of £1,250

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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.



A fantastic opportunity to rent this beautiful three bed semi detached property on Lakeside Avenue. Tucked away off Bishops Road and being in close proximity to Bolton hospital, local amenities, popular schools and nurseries and fantastic transport links via the A666. Warmed by gas central heating and Upvc double glazed to the majority the property is subject to credit and reference checks and a personal inspection comes with our highest recommendations. Briefly comprising: Entrance porch, hall, bay fronted lounge, dining room, family room, conservatory, kitchen, landing, three fitted bedrooms, a separate WC and a very well appointed family bathroom suite. Viewings are welcomed, seven days a week via Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk or visit our website www.cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 7' 5" x 6' 5" (2.26m x 1.95m) External porch, timber and glass entrance door, quality fitted flooring, wall mounted radiator, turning staircase to the first floor landing.

Lounge 13' 8" x 12' 8" (4.16m x 3.86m) Wall mounted radiator, Upvc double glazed bay window, feature fireplace and surround with inset electric fire, double timber and glass doors giving access to;

Family Room 15' 11" x 11' 7" (4.85m x 3.53m) Feature fireplace and surround with inset electric fire, wall mounted radiator, double doors leading into;

Conservatory 10' 10" x 8' 8" (3.30m x 2.64m) Quality fitted flooring, two wall mounted radiators, sliding door giving access to the rear garden.

Dining Room 13' 5" x 9' 0" (4.09m x 2.74m) Timber double glazed window.

Kitchen 16' 7" x 9' 8" (5.05m x 2.94m) Professionally fitted kitchen comprising; 1 1/2 bowl stainless steel sink with mixer tap over, base and wall units, worktops, space for white goods, integrated freezer, fridge and oven, two timber double glazed windows, quality fitted flooring, wall mounted gas boiler. Personal door to the garage.

Landing 9' 8" x 7' 2" (2.94m x 2.18m) Timber single glazed picture window.

Bedroom One 16' 1" x 9' 11" (4.90m x 3.02m) Fitted furniture, Upvc double glazed bay window, wall mounted radiator.

Bedroom Two 12' 0" x 9' 8" (3.65m x 2.94m) Quality fitted carpets, fitted wardrobes, Upvc double glazed window, wall mounted radiator.

Bedroom Three 8' 4" x 7' 4" (2.54m x 2.23m) Built in storage, Upvc double glazed window, wall mounted radiator.

Separate W/C 2' 4" x 4' 2" (0.71m x 1.27m) WC with integrated sink unit, frosted UPVC double glazed window.

Bathroom 7' 5" x 7' 3" (2.26m x 2.21m) Three piece suite comprising; corner shower cubicle, wash basin and bath with mixer shower attachment, full wall tiling, frosted Upvc double glazed window, wall mounted heated towel rail.

Externally Offers driveway parking giving access to an integral garage with a lawn to the front and to the rear is a lovely patio style garden with a laid to lawn area, bordered by mature shrubs and trees.

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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 Option 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

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band D and the current cost is £1960.00 per annum payable to Bolton council.

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

