



Ground Floor



First Floor

**ASHES DRIVE, BRIGHTMET, BOLTON
BL2 5NA**



- Three bedroom dormer bungalow
- Superb corner plot with large gardens
- Lounge, dining room, fitted kitchen
- Accessibility ramps
- accessible shower / wet room
- Garage and driveway parking
- 12 Month minimum term
- Deposit of £1,555



£1,350 PCM

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Set in a particularly generous large plot with wonderful garden areas to the front, side and the rear is this three bedroom dormer bungalow an enviable position at the head of the cul-de-sac and far reaching views to the rear. Importantly, there is accessible ramp access to the rear of the property and the ground floor shower room has been designed with easy access in mind. There is versatile accommodation which would suit a third bedroom on the ground floor or possibly the use as a third reception room. The very well presented accommodation briefly comprises: reception hallway, generous living room with sliding doors that open up into the dining room which has double UPVC doors that open out onto the rear garden, inner hallway, ground floor third bedroom, ground floor easy access shower/wet room, superbly appointed fitted kitchen, first floor landing, master bedroom with ensuite shower room and fully fitted second bedroom. Externally there is a garage which is served by a driveway providing additional off-road car parking, and the gardens are a really wonderful feature of this property extending to the rear and fanning out into the corner beyond the garage. The property benefits from modern gas combination central heating, UPVC double glazing, excellent presentation throughout and importantly is available to rent now. Our landlord client are comfortable with either a traditional deposit system or the insurance based deposit system, please speak to Cardwells Letting Agents Bolton for further details about this option. The property is fabulous and a viewing is essential to appreciate everything on offer, in the first instance there is a walk through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton, emailing lettings@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 7' 1" x 2' 11" (2.153m x 0.89m) Quality UPVC entrance door with tall UPVC window to the side, radiator, wood laminate flooring, built-in/storage cupboard.

Living Room 16' 11" x 11' 3" (5.148m x 3.440m) Large UPVC window to the front complete with fitted blinds, radiator, neutral decorations, wood laminate flooring, sliding doors can separate the dining room if so preferred.

Dining Room 12' 5" x 11' 4" (3.773m x 3.456m) Double patio doors which open out onto the rear garden, tall UPVC window, radiator, quality flooring, stairs off to the first floor.

Bedroom Three / Third Reception Room 6' 3" x 5' 4" (1.906m x 1.638m) UPVC window to the side with blinds fitted, radiator, quality carpet. This is a versatile room which would perhaps suit use as a third bedroom or perhaps an additional reception room.

Ground Floor Shower Room 6' 3" x 5' 4" (1.906m x 1.638m) The ground floor shower room has been designed to be accessible in a wet room style with easy access electric shower, fitted rails, wash hand basin, WC and heated towel rail, ceramic wall tiling, UPVC window to the side.

Kitchen 9' 4" x 8' 7" (2.835m x 2.621m) Quality professionally fitted kitchen with an excellent range of matching: drawers, base cabinets, oven/grill, four ring electric hob with extractor over, concealed Main gas combination central heating boiler, stainless steel sink and drainer, UPVC window overlooking rear garden complete with fitted blinds, quality UPVC rear entrance door, radiator.

First Floor Landing The first floor landing provides access to the two first floor bedrooms.

Master Bedroom 10' 2" x 11' 7" (3.108m x 3.525m) Measured at maximum points. The master bedroom benefits from UPVC window to the front complete with fitted blinds, built-in wardrobe/storage space, access to the eaves storage space, radiator, quality carpet, neutral decorations .

Ensuite Shower Room 8' 8" x 5' 1" (2.630m x 1.541m) Measured at maximum points. A three-piece shower room suite comprising: corner shower enclosure with electric shower, dual flush WC and wash hand basin, wall mirror and storage space, built under sink storage space, access to eaves storage space, large UPVC window complete with fitted blinds, neutral decorations.

Bedroom two 13' 9" x 8' 3" (4.186m x 2.504m) A very light room with UPVC windows to both the front and rear each complete with fitted blinds. The rear window enjoys a beautiful view towards the countryside in the distance, the room is professionally fitted, with bedroom furniture comprising: wardrobes, bedside unit, bridging cabinets, storage areas, dressing space and chest of drawers, radiator.

Plot Size The overall approximate plot size extends to around 0.10 of an acre.

Gardens There are superb garden areas to the front, side and the rear. The front is predominantly laid to lawn for easy maintenance whilst the rear garden enjoys land areas, terraced areas and patio space with mature shrubs and trees and well stocked borders which enhance the privacy. There are accessible ramps to the property from the rear.

Garage There is a garage which is served by a block paved driveway providing additional private off-road car parking space.

Flood Risk Cardwells Letting Agents Bolton Pre marketing research shows that the property is an area classed as having a very low risk of flooding.

Council Tax The property is situated in the Borough of Bolton, therefore council tax is payable to Bolton Council. Cardwells Letting Agents Bolton premarketing research indicates that the property is in Band C which is at an appropriate annual cost of £1,903.18

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.

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.

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

No Deposit Option - Reposit Nil Deposit Option Available 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.

Thinking of renting or selling a property? If you are thinking of selling or renting a property, perhaps Cardwells Letting Agents Bolton 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 (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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