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SHIREBURN AVENUE, TONGE FOLD, BL2 2SZ



- Spacious 3 bedroom house
- Newly fitted kitchen & bathroom
- Open plan lounge/dining room
- Utility room & separate WC
- Fully decorated throughout
- Council tax band A
- 12 month minimum lease
- Available now



Monthly Rental Of £900

BOLTON

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 E: bolton@cardwells.co.uk

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Available to rent now is this three bedroom property which is a spacious end of terrace house, situated in a very popular and convenient location. The area is well served with local amenities including, shops schools and transport links. The property has been updated with a new kitchen and bathroom & decorations and carpets throughout. The accommodation briefly comprises Entrance hall, open plan lounge dining room, newly fitted kitchen, rear porch and a utility room. Upstairs there are three generous sized bedrooms a modern bathroom and a separate WC room. Outside there is a paved driveway to the front and to the rear there is an enclosed paved garden. The property also benefits from new UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agent Bolton, 01204381281, lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 13' 9" x 6' 0" (4.19m x 1.83m) UPVD double glazed door, radiator, open staircase to the landing.

Lounge/Diner 24' 0" x 12' 6" (7.32m x 3.81m) UPVC double glazed window front aspect, fireplace with a wooden mantle surround, radiator. Dining Area UPVC double glazed window to rear garden aspect, radiator, serving catch through to the kitchen.

Kitchen 10' 0" x 9' 6" (3.05m x 2.9m) UPVC double glazed window rear garden aspect, range of newly fitted, contemporary wall and base units, with complementary worktop surfaces and tiled splashback's, built-in oven and grill, inset four gas burner hob, extractor canopy above, sink unit with mixer tap, space for a fridge, radiator, inset spotlights to the ceiling. A door leads to a rear porch/utility room.

Utility Room 9' 3" x 4' 7" (2.82m x 1.4m) Brick built extension with a variety of uses, frosted double glazed window rear aspect, space for a washing machine space for a tumble dryer, power sockets.

Landing 9' 1" x 8' 7" (2.77m x 2.62m) Built in storage cupboard, access to the loft.

Bedroom One 12' 3" x 11' 0" (3.73m x 3.35m) UPVC double glazed window front aspect, radiator.

Bedroom Two 11' 11" x 8' 8" (3.63m x 2.64m) UPVC double glazed window rear aspect radiator below.

Bedroom Three 9' 4" x 7' 10" (2.84m x 2.39m) UPVC double glazed window front aspect radiator below.

Separate W/C 5' 7" x 2' 7" (1.7m x 0.79m) UPVC frosted double glazed window rear aspect, close coupled WC.

Bathroom 5' 6" x 5' 6" (1.68m x 1.68m) UPVC frosted double glazed window rear aspect, contemporary white suite comprising enclosed bath, with a mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail.

Externally Large paved frontage, large paved rear patio style garden.

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,427.38 (at the time of writing).

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

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.

Viewings 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; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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