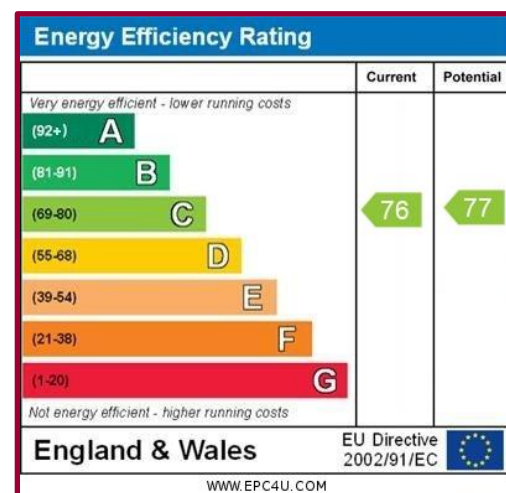
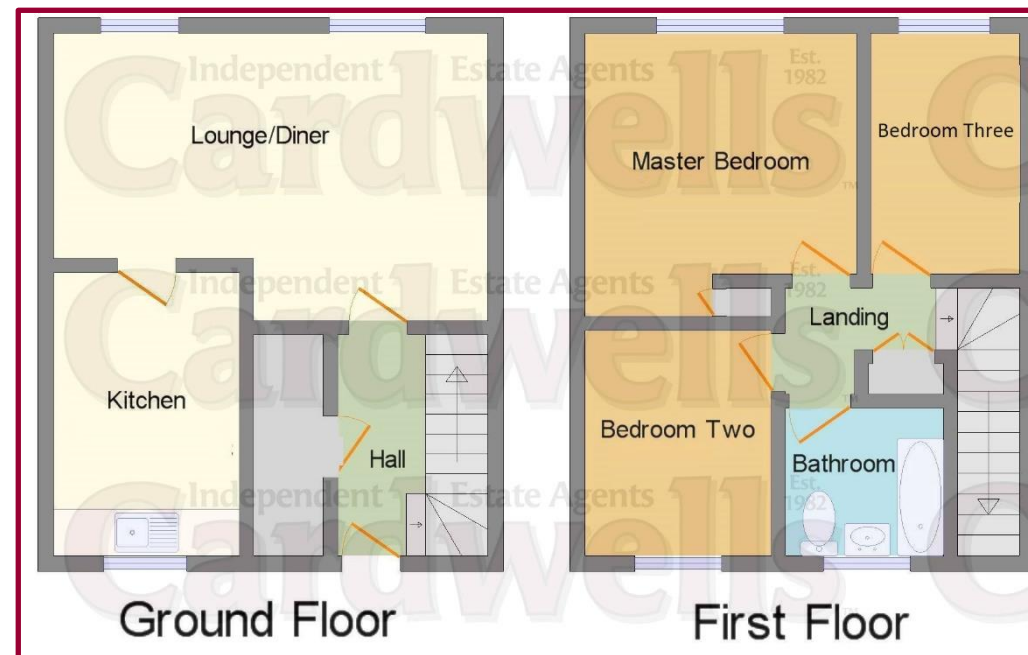




Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate 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 Estate 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

NEW ROCK, HINDLEY ROAD, WESTHOUGHTON, BL5 2JS



- 3 bedroom maisonette
- Accommodation over 2 floors
- Close to train station
- Good local amenities
- Ideal investment or 1st purchase
- Spacious lounge/dining room
- Council tax band A
- Minimum 12 month lease



Monthly Rental Of £900

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer to the rental market this three bedroom maisonette property with accommodation over two floors. The property is conveniently placed close to Daisy Hill train station, good schools and other local amenities. The accommodation briefly comprises; Entrance hall, lounge/dining room and a kitchen. Upstairs, there are three bedrooms and a bathroom. Outside there are communal areas and a brick built storage room. The property also benefits from uPVC double glazing to the majority and gas central heating. Viewing is by appointment through Cardwell's estate agents, Bolton, (01204) 381281, lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: uPVC double glazed window front aspect, radiator, built in storage cupboard, radiator, door leading to

Lounge/dining room: 18' 4" x 12' 1" (5.58m x 3.68m) 2 uPVC double glazed windows, two radiators.

Kitchen: 11' 11" x 7' 10" (3.63m x 2.39m) uPVC double glazed window, fitted wall and base units, with complementary working surfaces, tiled splashbacks, stainless steel sink unit, space for a washing machine, space for a cooker, space for a fridge freezer and a tumble dryer, extractor fan.

From the entrance hall, there is a staircase which leads to

Landing Fitted storage cupboards, access to the loft, doors leading to

Bedroom 1: 12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed window, radiator below, fitted storage cupboard.

Bedroom 2: 9' 6" x 7' 10" (2.89m x 2.39m) uPVC double glazed window, radiator.

Bedroom 3: 10' 2" x 6' 6" (3.1m x 1.98m) uPVC double glazed window radiator.

Bathroom: uPVC, frosted double glazed window, white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin, radiator.

Outside: Outside, there are communal gardens including laid to lawn areas. There are paved pathways and steps lead down to a courtyard area. There is a brick storage shed which is the third one along from the left.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1306

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.

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.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

