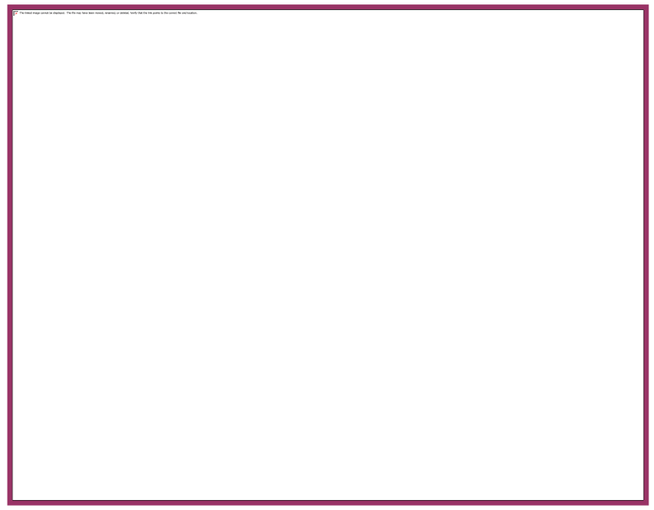


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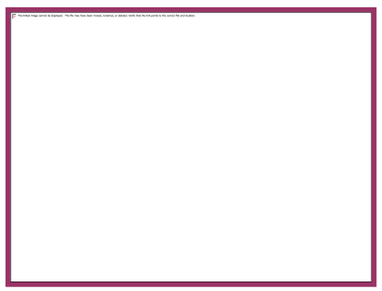
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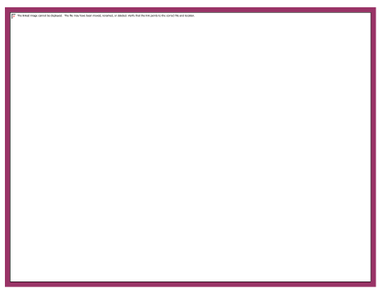
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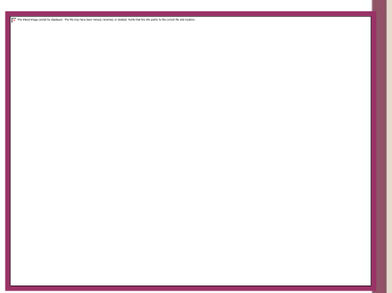
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- Two Reception Rooms
- Gardens to Front & Rear
- Close to Amenities & Schools
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- Council Tax Band A
- Available Now







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Cardwells estate agents are delighted to bring to LET this three bedroom semi detached home. Situated close to fantastic primary schools, local amenities and just a short walk to Clarence Park this property would suit a growing family! Comprising; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed paved rear garden. Early viewing is advised. Available immediately. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 12' 11" x 9' 8" (3.93m x 2.94m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Dining Room 14' 8" x 11' 4" (4.47m x 3.45m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Kitchen 11' 8" x 6' 4" (3.55m x 1.93m) A range of wall and base units with stainless steel sink and drainer, gas hob. Space for cooker and washing machine. Wall mounted boiler. UPVC double glazed window and door to side aspect. Under stairs storage. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 18' 3" x 12' 4" (5.56m x 3.76m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Storage cupboard.

Bedroom 2 10' 2" x 8' 4" (3.10m x 2.54m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 6" x 7' 0" (2.89m x 2.13m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 9' 5" x 5' 7" (2.87m x 1.70m) Panelled bath. Low flush wc. Pedestal wash hand basin, two UPVC double glazed windows to side aspect. Chrome effect towel radiator. Partially wall tiled. Ceiling light point.

Externally Gated front garden with an enclosed paved rear garden.

Price £1100 PCM

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (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 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

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 Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Bury 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"

