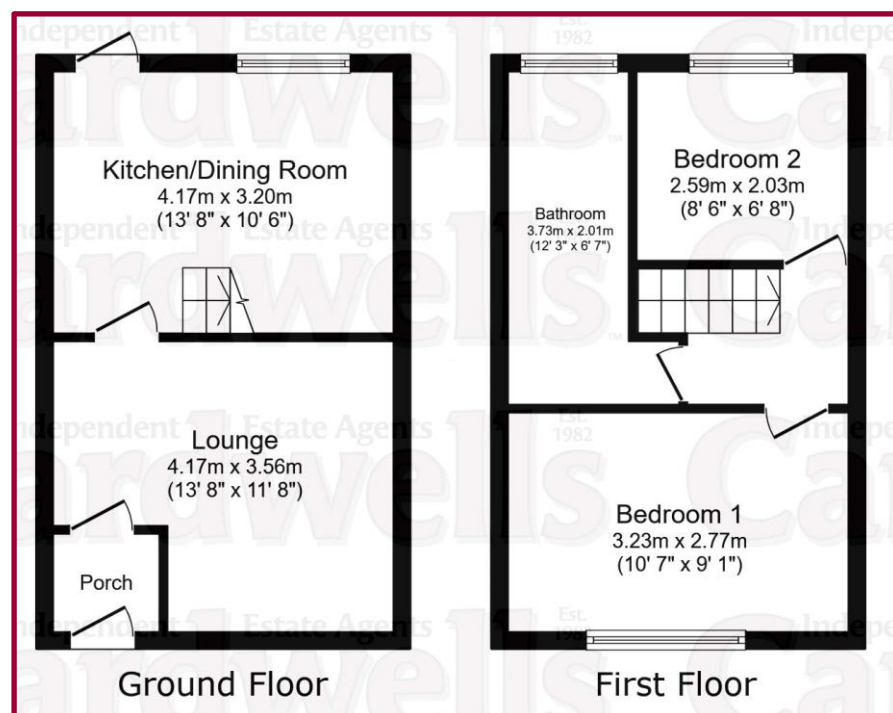
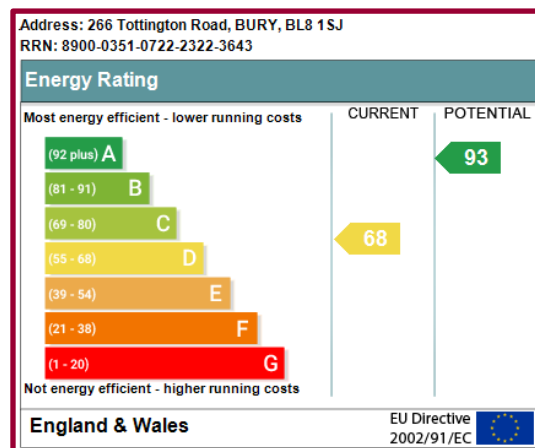




Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

TOTTINGTON ROAD, BURY, BL8 1SJ



- Very well presented mid terrace
- Two bedrooms
- Warmed by gas central heating
- Close to excellent amenities
- UPVC double glazed throughout
- Available December 2026



Monthly Rental Of £850

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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.



Offered to the fully managed rental market is this very well presented two bed mid terrace available DECEMBER 2026. Close to both Bury and Tottington town centres with excellent transport links literally on the doorstep and in close proximity to local amenities, country walks and highly regarded local nurseries and schools. Warmed by gas central heating and UPVC double glazed throughout the property briefly comprises: Composite entrance door, vestibule, lounge, well appointed professionally fitted dining kitchen, landing, two bedrooms, the master been fitted and a three piece family bathroom suite. To the outside is unallocated parking and there is a good size enclosed rear yard. Viewings come with our highest recommendations to appreciate all an offer and can easily be arranged by calling Cardwell letting agents Bury on 0161 7611215 or via email@lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 2' 11" x 2' 8" (0.89m x 0.81m) Timber door giving access to.

Lounge 11' 8" x 13' 8" (3.55m x 4.16m) Fitted carpets, wall mounted electric fire, UPVC double glazed window, wall mounted radiator.

Dining Kitchen 10' 6" x 13' 8" (3.20m x 4.16m) Well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, wall mounted gas combination boiler, high gloss base and wall units, worktops, space for white goods, oven, four ring electric hob with extractor above, fitted laminate flooring, double glazed window, wall mounted radiator, enclosed staircase to the landing, composite door giving access to the rear yard.

Landing 5' 5" x 6' 8" (1.65m x 2.03m) Fitted carpets, timber door giving access to.

Bedroom One 9' 1" x 10' 7" (2.77m x 3.22m) Professionally fitted wardrobes, UPVC double glazed window, fitted carpets, wall mounted radiator.

Bedroom Two 6' 8" x 8' 6" (2.03m x 2.59m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Family Bathroom 12' 3" x 6' 7" (3.73m x 2.01m) Three piece suite comprising WC, pedestal wash basin, bath with T bar mixer shower and fitted glass screen, frosted UPVC double glazed window, wall mounted heated towel rail.

Externally To the outside there is unallocated parking to the side and a good size enclosed rear yard.

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

Council Tax Band Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is approximately £1,703 payable to Bury council

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

Plot Size Cardwells Letting Agents Bury pre market research indicates that the plot size is approximately 0.01 of an acre.

Tenure Cardwells Letting Agents Bury pre market research indicates that the property is of a leasehold tenure.

