



**DIXON GREEN DRIVE, FARNWORTH, BOLTON
BL4 7EQ**



- Very well presented three bed end mews
- Warmed by gas ch/upvc double glazed
- Double driveway/enclosed rear garden
- Hall/lounge/ prof fitted dining kitchen
- Landing/3 bedrooms/family bathroom
- 12 month minimum lease term
- Deposit of £1,380
- Council tax band B



£1,200 Per Month

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton offer to the fully managed rental market for a minimum 12 month term this very well presented three bed end mews property on Dixon Green Drive in Farnworth. Situated on a pleasant cul-de-sac just off Plodder Lane and as such being ideally located for the areas highly regarded local nurseries, schools, excellent transport links, Bolton Royal Hospital and amenities are all within a short commute. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations and the property briefly comprises: Canopy storm porch, composite entrance door, hallway with an enclosed staircase to the landing, lounge, dining kitchen, landing, three good bedrooms and a well appointed family bathroom suite To the outside is double driveway parking to the front and an enclosed rear garden with a timber shed and a timber built lean to storage area to the side. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281, seven days a week or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Hallway 3' 9" x 4' 4" (1.14m x 1.32m) Enclosed staircase to the first floor landing, wall mounted radiator.

Lounge 13' 4" x 12' 8" (4.06m x 3.86m) uPVC double glazed window, two wall mounted radiators.

Dining Kitchen 10' 3" x 7' 0" (3.12m x 2.13m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, block wood worktops, oven, four ring gas hob with extractor above, upvc double glazed window, wall mounted gas combination boiler, double upvc doors giving access to the back garden, useful under storage cupboard, wall mounted radiator.

Landing 8' 9" x 5' 11" (2.66m x 1.80m) UPVC double glazed window, built in airing cupboard.

Bedroom One 10' 1" x 9' 1" (3.07m x 2.77m) UPVC double glazed window, built in double wardrobe, UPVC double glazed window.

Bedroom Two 10' 2" x 9' 8" (3.10m x 2.94m) uPVC double glazed window, wall mounted radiator.

Bedroom Three 6' 10" x 8' 8" (2.08m x 2.64m) Built in airing cupboard, UPVC double glazed window, wall mounted radiator.

Family Bathroom 6' 9" x 6' 6" (2.06m x 1.98m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen , wall mounted radiator, frosted UPVC double glazed window.

Outside To the outside is double driveway parking to the front and an enclosed rear garden with a timber storage shed and timber built lean to storage to the side.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 0.05 of an acre.

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwell Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,665.31 per annum payable to Bolton council.

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 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 £50 per pet per month.

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.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting 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 Letting 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

