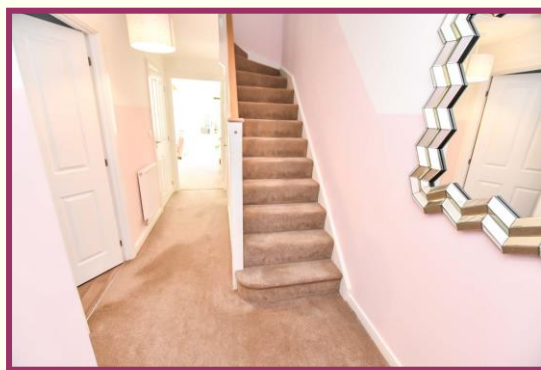


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**CASSIDY WAY, ECCLES, MANCHESTER
M30 8EQ**



- Stunning four bed semi-detached
- Accomodation over three levels
- Four good sized bedrooms
- Ensuite to master bedroom
- Beautiful rear garden
- Fantastic sought after location
- Driveway parking
- Available now



£1,600 PCM

BOLTON

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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. C W Pearson.

A simply stunning four bed semi detached boasting very well appointed accommodation over there levels. Situated on Cassidy Way and being in close proximity to Monton and all its wonderful amenities, restaurants, local schools, nurseries and fantastic transport links. Briefly comprising: composite entrance door, hallway, cloaks WC, professionally fitted kitchen, lounge, stairs leading to the first floor landing and giving access to bedrooms two and four with a central 3 piece family bathroom suite and on the upper level there is the master bedroom with an ensuite and bedroom three. Outside offers double driveway parking to the front and a beautiful low maintenance rear garden laid to astroturf with patio areas bordered by mature shrubs and perennials. Available now for a minimum 12 month term, viewings are available, seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Entrance Hall 17' 7" x 6' 4" (5.36m x 1.93m) Quality fitted carpets, turning staircase to the first floor landing, wall mounted radiator, under stairs storage.

Kitchen 13' 5" x 8' 10" (4.09m x 2.69m) Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink with mixer tap over base and wall units worktops, four ring gas hob with extractor above, integrated oven, space for white goods, UPVC double glazed window, cushion flooring, wall mounted radiator.

Cloaks WC 3' 5" x 7' 2" (1.04m x 2.18m) WC pedestal wash basin, cushion flooring, frosted UPVC double glazed window, wall mounted radiator.

Lounge 14' 4" x 14' 5" (4.37m x 4.39m) Quality fitted carpets, UPVC double doors leading to the rear garden, UPVC double glazed window two skylights with velux windows, wall mounted radiator.

Landing 10' 9" x 6' 8" (3.27m x 2.03m) Quality fitted carpets.

Bedroom Two 11' 1" x 14' 4" (3.38m x 4.37m) Fitted carpets, 2 UPVC double glazed windows, 2 wall mounted radiators.

Bedroom Four 8' 8" x 14' 5" (2.64m x 4.39m) Fitted carpets, 2 UPVC double glazed windows, wall mounted radiator.

Family Bathroom 6' 9" x 7' 10" (2.06m x 2.39m) Three piece suite comprising WC pedestal, wash basin bath with mixer shower attachment and fitted glass screen, partial wall tiling, cushion flooring, frosted UPVC double glazed window, wall mounted radiator.

Upper Landing 7' 7" x 6' 8" (2.31m x 2.03m) Fitted carpets, wall mounted radiator

Bedroom One 11' 0" x 10' 10" (3.35m x 3.30m) Fitted carpets, 2 UPVC double glazed windows, two wall mounted radiators.

Ensuite 3' 2" x 11' 4" (0.96m x 3.45m) Three piece suite comprising WC pedestal, wash basin, walk in shower cubicle, cushion flooring, partial wall tiling, wall mounted radiator.

Bedroom Three 8' 8" x 14' 5" (2.64m x 4.39m) Quality fitted carpets, built in airing cupboard, 2 UPVC double glazed windows, two wall mounted radiators.

Outside Outside offers double driveway parking to the front and a beautiful low maintenance rear garden laid to Astroturf with patio areas, bordered by mature shrubs and perennials

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 should you choose 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, 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 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

Please note: all viewings are by appointment only through our BOLTON Office

