











37 Junction Road Bolton

Price: Monthly Rental Of £750

## **Information**

\*\*\*AVAILABLE 29TH APRIL 2017\*\*\* Harrisons Estate Agents are delighted to offer this 3 STOREY, 2 BEDROOM COTTAGE ON JUNCTION ROAD, BOLTON. The property must be viewed early to avoid disappointment. Tel 01204 659670 www.harrisonsnet.co.uk

#### **Bolton**

# Price Monthly Rental Of £750



#### **Description**

Main lounge 16' 10" x 13' 7" (5.12m x 4.14m)

Open plan staircase, double glazed window unit with opener, double panel radiator, ceiling recess spot lights, carpet flooring, timber front door with glazing, gas fire, TV and sky connection.

#### **Kitchen** 15' 10" x 12' 9" (4.82m x 3.88m)

Timber rear door, tiled flooring, range cooker, under the stairs storage, double panel large radiator, fully fitted modern kitchen, wine rack, high cream gloss kitchen, wood laminate work tops, cream splash back tiles, TV connection, ceiling recess spot lights, plumbing for ashing machine, stainless steel sink wit chrome mixer tap and 2x double glazed window units.

#### First Floor Landing 5' 5" x 8' 7" (1.66m x 2.61m)

Carpet flooring, boiler cupboard storage, 1x smoke alarm, ceiling spot lights.

#### **Master bedroom** 10' 8" x 7' 11" (3.24m x 2.42m)

Carpet flooring, ceiling spot lights, front double glazed window unit with opener and double panel radiator.

# **Bathroom** 6' 5" x 5' 9" (1.95m x 1.76m)

3 Piece shower room with corner shower, glass shower screen, single panel radiator, sink vanity unit, ceiling spot lights, frosted double glazed window unit, tiled flooring and walls.

#### Bedroom 2 10' 3" x 7' 3" (3.13m x 2.2m)

Circular double glazed window unit, single bedroom, ceiling recess sot lights and single panel radiator.

### Summary of accommodation

- AVAILABLE 29TH APRIL 2017
- BEAUTIFUL 3 STOREY COTTAGE
- 2 BEDROOMS
- GAS CENTRAL HEATING
- MODERN KITCHEN / DINER
- FAMILY LOUNGE
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ROUND FLOOR IST FLOOR 2ND FLOOR



Whils every attempt has been made to ensure the accuracy of the floopian contained here, measurements of doors, sindows, normal and up ofter terms are approximate and no expossibility to take the total years, omission or mis-statement. This pins his for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee and their processibility or efficiency can be given.

# **Directions**

# **Harrisons Bolton Branch**

Email: bolton@harrisonsnet.co.uk

Website: www.harrisonsnet.co.uk

Tel: 01204 659670

Fax:

# **Energy performance certificate (EPC)**

37, Junction Road BOLTON BL3 4LT Energy rating

Valid until: 24 February 2029

Certificate number: 2658-1061-6282-5711-7900

Property type

Semi-detached house

Total floor area

61 square metres

# Rules on letting this property

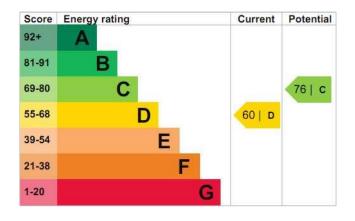
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

# Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60