



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

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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 with 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 spot 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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 as to their operability or efficiency can be given.
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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

D

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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