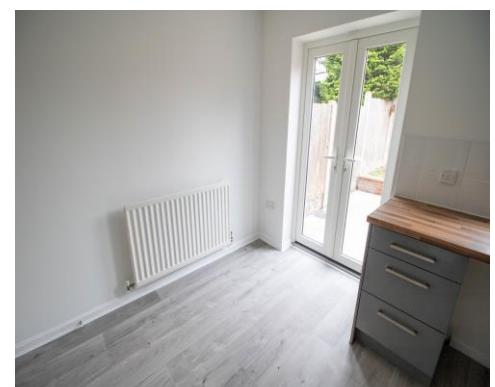
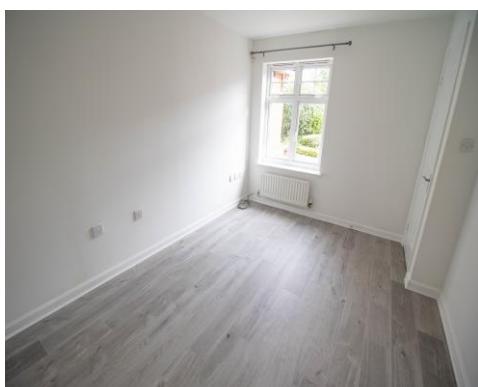




Dixon Green Drive, Farnworth, Bolton, BL4 7EE

Monthly Rental Of £875

PLEASE NOTE THIS IS AN UNFURNISHED LET! Modern 2 bedroom mid terraced home located on Dixon Green Drive in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links to the M60 and M61 motorway junctions, and Farnworth has its own bus and rail stations. Briefly comprises of the following, a spacious lounge, a brand new fully fitted kitchen, rear garden with patio area and lawn, family bathroom with a 3 piece suite in white, plus 2 bedrooms, 1 double sized bedroom and 1 single bedroom. Will have new décor, flooring and kitchen. Double glazed windows throughout and warmed by gas central heating. Sorry NO PETS OR SMOKERS are allowed. Housing benefit claimants must have a working home owner guarantor who lives in the Bolton area. One months rent plus a 5 weeks deposit of 1009 GBP must be paid and cleared before signing the tenancy agreement and collecting the keys.



ACCOMMODATION

Lounge 9' 9" x 13' 8" (2.96m x 4.17m)

A good sized lounge to the front of the property, decorated in white with a mid grey laminate flooring. Fitted with a double glazed window to the front aspect and warmed by a gas central heated radiator.



Kitchen/Diner 12' 10" x 8' 7" (3.91m x 2.61m)

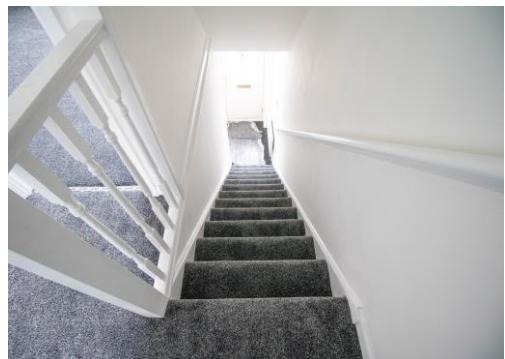
A brand new, fully fitted modern kitchen in grey with contrasting worktops. Comes with an integrated gas hob, electric oven and chrome extractor hood. Finished with a mid grey laminate floor. Measurement shown is for the kitchen and dining area together.

Dining Area

A dining area with a pair of double glazed French doors to the rear aspect. Space for a good sized dining table and chairs.

Stairwell to the Upper Floor

The stairwell to the upper floor, decorated in neutral colours with a dark grey carpet. Fitted with a white painted banister rail with a spindle balustrade to the upper floor landing.



Family Bathroom 6' 7" x 6' 2" (2.01m x 1.89m)

A modern fully fitted kitchen with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Finished with a lovely brand new laminate floor in grey. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.



Master Bedroom 10' 11" x 10' 11" (3.33m x 3.32m)

A double sized master bedroom to the front of the property, decorated in neutral colours with a mid grey carpet. Comes with fitted sliding wardrobes. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

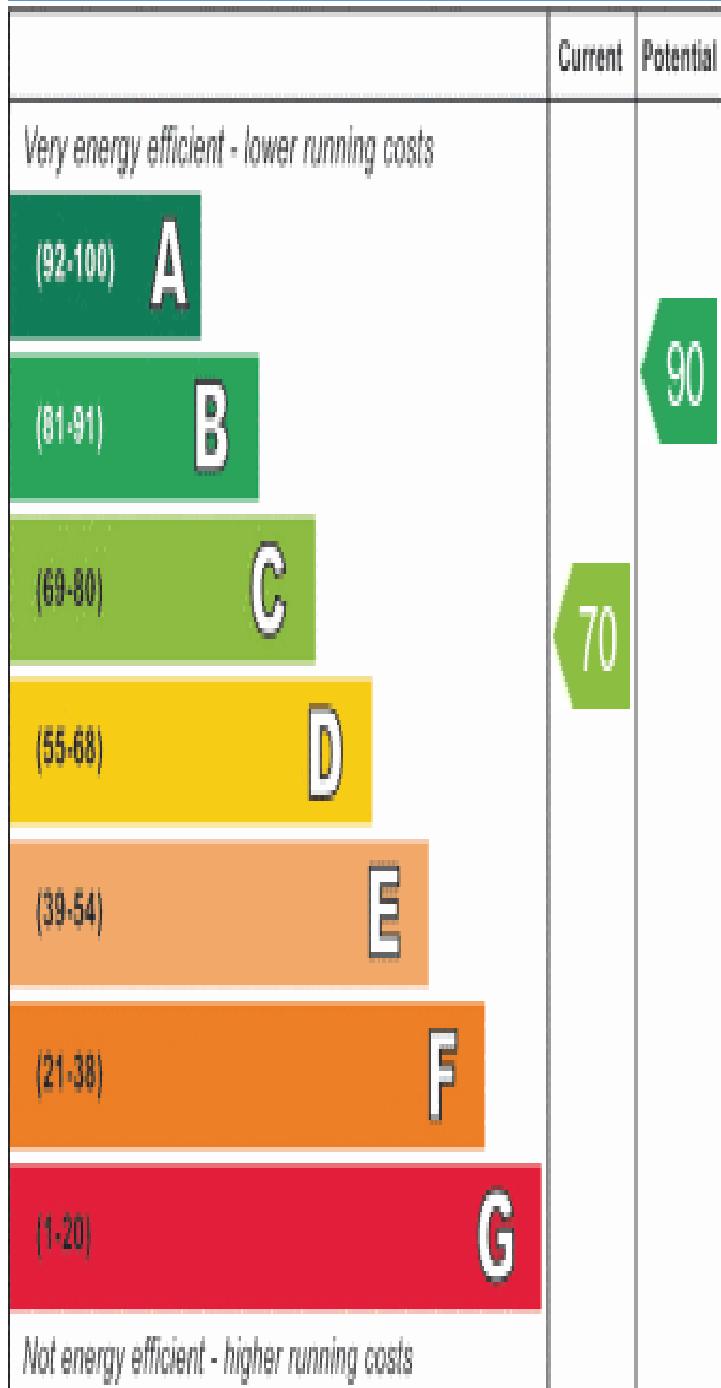


Bedroom 2 11' 5" x 6' 5" (3.47m x 1.96m)

A single sized bedroom to the rear of the property, decorated in neutral colours with a dark grey carpet. A double glazed window is fitted to the rear aspect and warmed by a gas central heated radiator.



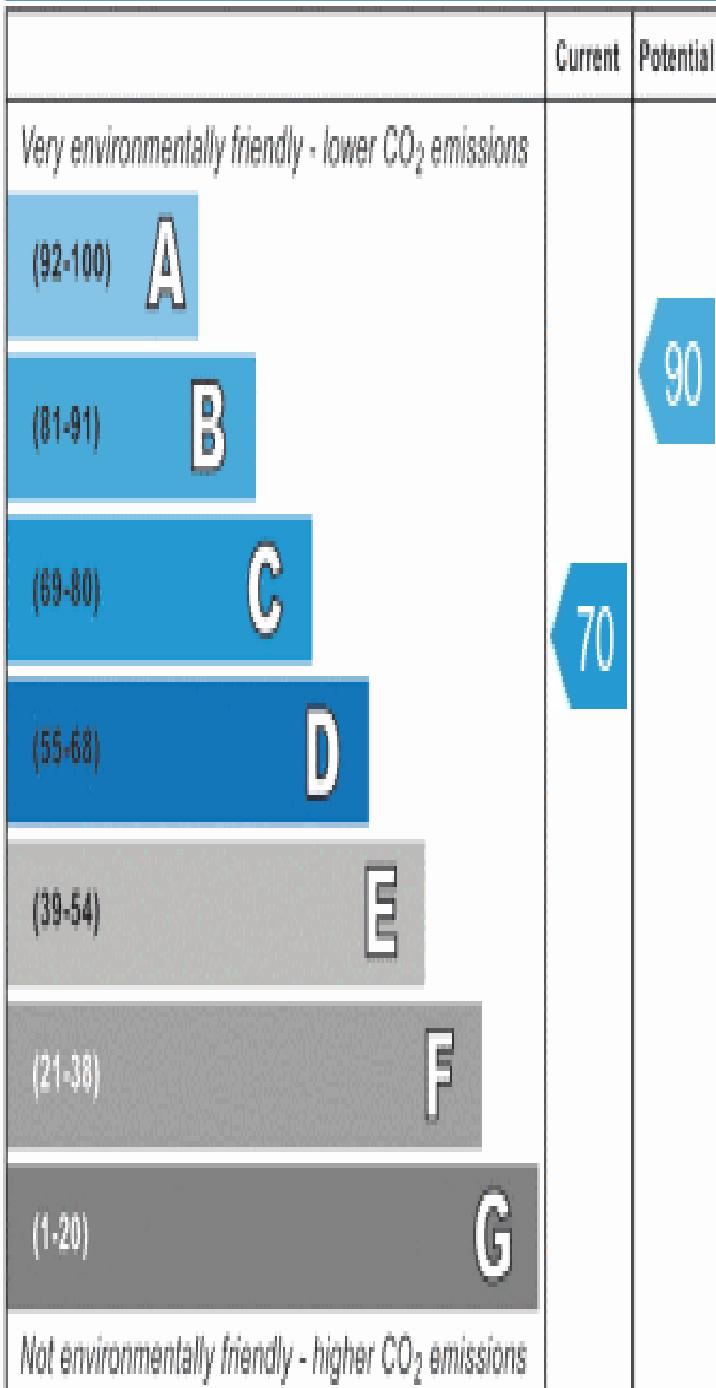
Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC 

Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC 

Reference:

Dixon_Green_Drive_NEW_RENTAL

