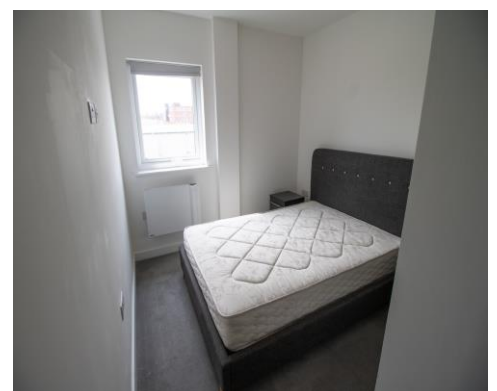




Lincoln House, Nelson Street, Bolton, BL3 2EU

Monthly Rental Of £900.00

STUNNING FULLY FURNISHED HIGH SPEC 1 BEDROOM APARTMENT! STUDENTS ARE WELCOME TO APPLY WITH A GUARANTOR. A super 1 bedroom fully furnished upper floor apartment located at Lincoln House off Nelson St in the Bolton area of Greater Manchester. Offers excellent transport links to Manchester City Centre and Manchester Airport via Bolton train station, only a 5 minute walk. The M60 motorway junction is only approx 5 minutes drive from the apartments and Bolton Hospital approx 10 minutes drive. Briefly comprises of the following, an secure key fob entry communal entrance, an entrance hallway, very spacious open plan lounge with a sofa, coffee table, tv stand and a dining table/chairs, a modern fully fitted open plan kitchen in grey with an integrated electric hob, oven, extractor hood and fridge freezer, a spacious double sized bedroom with a double bed, wardrobes and drawers included, a modern Family Bathroom with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen plus a laundry room with a washer/dryer provided. Comes with double glazed windows throughout. Warmed by electric wall heaters. EPC is Band C. If you are in receipt of



ACCOMMODATION

Entrance Hallway

The entrance hallway. Decorated in white with a mid oak wooden floor. Fitted with a secure double turn lock entrance door. Warmed by an electric wall heater.

Lounge

A very spacious open plan lounge. Comes with a sofa in grey, coffee table, tv stand and a dining table/chairs. Decorated in white with a mid oak wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a modern electric wall heater.

Kitchen

A modern open plan kitchen in grey. Comes with an integrated electric hob, oven, extractor hood and a fridge freezer. Decorated in white with a mid oak wooden floor.

Bedroom

A spacious double sized bedroom. Comes with a double sized bed, drawers and wardrobes. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a modern electric wall heater.

Family Bathroom

A modern Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in white, Comes with part tiled walls and flooring in grey. Warmed by a chrome towel holder.

Laundry Room

The laundry room, off the entrance hallway. Comes with a washer/dryer.



Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

