



Reed Close, Farnworth, Bolton, BL4 7EF

Monthly Rental Of £725.00

A modern, extremely well presented 1 bedroom apartment, located at Reed Close in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, an open plan fully fitted kitchen including an integrated gas hob, oven, chrome extractor hood, washing machine, and a fridge freezer, a double sized bedroom with fitted wardrobes and a modern bathroom with a basin, toilet and a shower cabinet. Comes with double glazed windows. Warmed by gas central heating via a combi boiler. There is allocated car parking for one car with spaces for visitors also. Close by to Bolton Hospital, Farnworth train station, the M60 and M61 motorway junctions and local shops/supermarkets in the centre of Farnworth. Ideal for singles or a couple. The EPC is ordered and will be live on the advert soon. Please note, if you are in receipt of housing benefits, a full time working home owner guarantor must be provided. The guarantor must live locally to the apartment. One months rent plus a 5 weeks deposit of 836.00 must be paid and cleared before signing the tenancy agreement and collecting the keys. Sorry no pets or smokers allowed.



ACCOMMODATION

Entrance Lobby

The entrance lobby to the apartment. Decorated in white, with a brand new grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Lounge 12' 10" x 11' 6" (3.90m x 3.5m)

A spacious lounge with plenty of space for modern furniture to fit easily. Decorated in white with a brand new grey coloured carpet. Fitted with 2 double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 6' 6" x 8' 7" (1.97m x 2.61m)

A modern open plan kitchen with an integrated gas hob, oven, chrome extractor hood, washing machine and a fridge freezer. Decorated in white with a grey vinyl floor. A double glazed window is fitted to the front aspect.

Bathroom 5' 7" x 4' 11" (1.7m x 1.50m)

A modern fully fitted bathroom including a basin, toilet and a shower cabinet. Decorated in white with a grey vinyl floor. Warmed by a gas central heated radiator.

Double bedroom 15' 9" x 9' 3" (4.81m x 2.83m)

A double sized bedroom with fully fitted wardrobes included. Decorated in white with a brand new grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Allocated Car parking (One spot)

Allocated off road parking to the rear of the apartment. Space for one car. There are some visitors spots also available.



