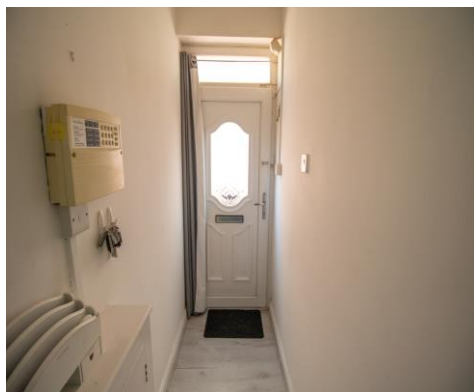




Bradford Road, Great Lever, Bolton, BL3 2HU

Monthly Rental Of £1,100.00

PLEASE NOTE THIS IN AN UNFURNISHED LET! A well presented 2 bedroom detached home with a garage and lawned gardens to the front and rear, located on Bradford Road in the Great Lever area of Bolton in Greater Manchester. Close by to Bolton Hospital with excellent transport links to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen in light grey with an integrated gas hob, electric oven and an extractor hood, 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. To the rear is a good sized Garden with a patio area and a grass lawn. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is Band D. 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 property. Sorry no pets or smokers allowed. One months rent plus a 5 weeks deposit of 1269.00 pounds must be paid and cleared before signing the tenancy agreement and collecting the



ACCOMMODATION

Entrance Hallway

The entrance hallway into the property.

Lounge 16' 9" x 13' 7" (5.1m x 4.15m)

A spacious lounge to the front of the property. Plenty of space for modern furniture. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 13' 5" x 9' 10" (4.08m x 3.0m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and an extractor hood. A double glazed window is fitted to the rear aspect with a double glazed window to the side aspect.

Family Bathroom 5' 11" x 10' 10" (1.8m x 3.3m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Master bedroom 11' 6" x 13' 7" (3.51m x 4.14m)

A double sized Master bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 5" x 10' 2" (3.79m x 3.1m)

A second double sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Front Garden

A good sized garden to the front of the property. Comes with a gated driveway and a single story garage.

Rear Garden

A spacious rear garden with a large patio area and a grass lawn.



Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

For properties in England and Wales:

- the average energy rating is D

