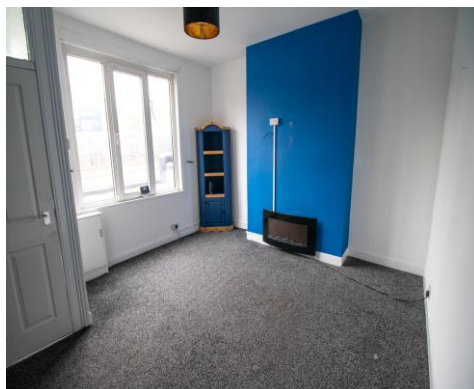




Loxham Street, Farnworth, Bolton, BL3 2PZ

Monthly Rental Of £750

PLEASE NOTE, THIS IS AN UNFURNISHED LET. A well presented 2 bedroom mid terraced home located on Loxham Street in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links, the M60 motorway junction and Moses Gate Railway Station are only about 1 minute from the property. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature modern wall hung electric fire, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, plus off road parking to the rear. To the upper floor you will find 2 bedrooms, a double sized master bedroom and a single bedroom, and a 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. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Sorry no pets or smokers are allowed. 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. One months rent plus a 5 weeks deposit of 802 pounds must be paid and cleared before the tenancy agreement can be signed and the



ACCOMMODATION

Entrance Vestibule

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect. Coat hooks fitted to the left hand wall.

Lounge 13' 3" x 13' 10" (4.03m x 4.21m)

A spacious lounge to the front of the property, with a feature wall hung electric fire. Decorated in white, with a pale blue chimney breast and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 11" x 13' 9" (3.63m x 4.20m)

A spacious fully fitted kitchen in white, with contrasting work tops. Comes with an integrated gas hob, oven and a chrome extractor hood. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Driveway

A driveway to the rear of the property.

Family Bathroom 14' 6" x 4' 2" (4.41m x 1.27m)

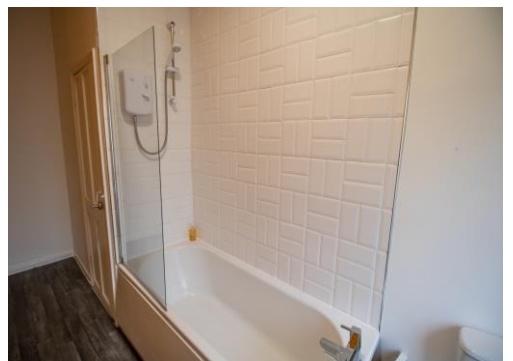
A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 13' 2" x 13' 10" (4.01m x 4.22m)

A very spacious Master bedroom to the front of the property. Decorated in white with a green feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 9" x 7' 4" (2.67m x 2.23m)

A single sized bedroom to the rear of the property. Decorated in white and green with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



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		81 B
69-80	C		
55-68	D	63 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.

