



Lincoln House, Nelson Street, Bolton, BL3 2EU

Monthly Rental Of £900.00

STUNNING FULLY FURNISHED HIGH SPEC 1 BEDROOM APARTMENT! 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. Students welcome to apply. EPC is Band C. If you are in receipt of housing benefits a working full



ACCOMMODATION

Entrance Hallway 14' 1" x 6' 11" (4.28m x 2.11m)

The entrance hallway.

Lounge 15' 11" x 9' 11" (4.86m x 3.01m)

A spacious lounge. Comes with a sofa, coffee table and a tv cabinet with drawers.

Kitchen 15' 8" x 11' 3" (4.78m x 3.43m)

A modern fully fitted kitchen with an integrated induction hob, oven, chrome extractor hood, dishwasher and a fridge freezer. Also comes with a dining table and chairs.

Bedroom 17' 0" x 8' 9" (5.18m x 2.66m)

A double sized bedroom with a double bed, bedside cabinets and a wardrobe.

Family Bathroom 7' 3" x 8' 6" (2.20m x 2.58m)

A modern Family bathroom including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen.



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.

For properties in England and Wales:

