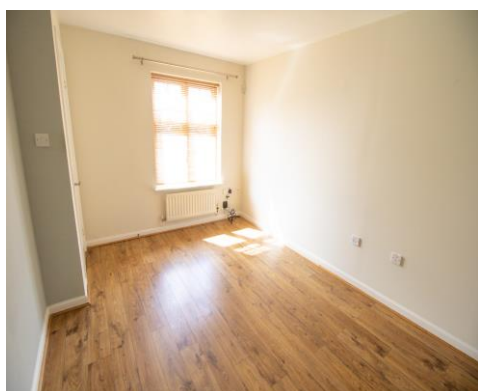




Dixon Green Drive, Farnworth, Bolton, BL4 7EQ

Monthly Rental Of £950.00

A well presented 2 bedroom semi detached home with a driveway and a spacious landscaped garden to the rear, located in a quiet cul-de-sac at Dixon Green Drive in the Farnworth area of Bolton. Briefly comprises of the following, an entrance lobby, a spacious lounge, a modern open plan kitchen with an integrated gas hob, oven and extractor hood, an open plan dining room with a pair of double glazed french doors to the rear aspect and a landscaped garden to the rear with a large decking area and a grass lawn. To the upper floor you will find 2 bedrooms, a double sized Master bedroom and one single bedroom, plus 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. Comes with double glazed windows and doors throughout. Warmed by gas central heating. Close by to the centre of Farnworth, with plenty of shops and supermarkets, Bolton Hospital and local schools. One months rent plus a 5 week deposit of 1,096 pounds must be paid and cleared before signing the tenancy agreement and collecting the keys. If you are in receipt of housing benefits a full time working home owner guarantor must be



ACCOMMODATION

Lounge 14' 1" x 9' 9" (4.30m x 2.97m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 0" x 12' 11" (2.74m x 3.93m)

An open plan modern kitchen with an integrated gas hob, oven and extractor hood. Plumbed in for washing machine. Space for a tall fridge freezer. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area

An open plan dining area with space for a good sized dining table and chairs. Decorated in neutral colours with a mid oak wood laminate floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator. For room size, see kitchen. (The kitchen sizes shows the whole space of the kitchen/diner in total)

Rear Garden 34' 6" x 26' 3" (10.52m x 8.00m)

A spacious landscaped rear garden. Comes with a large decking area and a grass lawn.

Master bedroom 11' 4" x 13' 0" (3.45m x 3.96m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours. A brand new carpet is ordered and will be fitted prior to move in. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 5" x 6' 9" (3.49m x 2.07m)

A single sized bedroom to the rear of the property. Decorated in neutral colours. A brand new carpet is ordered and will be fitted prior to move in. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 2" x 6' 2" (2.18m x 1.88m)

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



