



## 9 Somerset Road Bolton

£390 PCM

Available to let- Attractive top floor studio flat in excellent condition within quiet HMO.

Ideal for a mature working tenant . Good location in BL1 with easy access to the Town Centre and beyond



- Top floor studio flat • Self contained accommodation • Open plan living/sleeping area • Modern Kitchen • 3 piece Bathroom • Electric heating • Bills not included

#### Full Description

Available to let- Attractive top floor studio flat in excellent condition within quiet HMO.

Open plan living/sleeping space with modern kitchen and 3 piece bathroom suite

Second Kitchenette room available from £90 pppw.


Ideal for a mature working tenant the property benefits from a good location in BL1 with easy access to the Town Centre and beyond.

Deposit and references apply.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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