



Room 1 114 Tonge Moor Road Bolton

£125 Per Week

1 GROUND FLOOR EN SUITE AVAILABLE NOW

We are delighted to present this newly developed house share which is ideally located 10 minutes from the Town Centre.

The property has 5 stunning en-suite rooms plus a brand new communal dining/kitchen all fully equipped with contemporary furnishings.

Briefly comprising; Entrance Hall with staircase to first floor,

Large communal Kitchen/Diner with appliances including American fridge freezer and patio doors to the courtyard garden area , Bedroom 1 with En-suite shower room, Bedroom 2 with En-suite shower room.

To the first floor are 3 further En-suite rooms. Externally the property has a patio garden to the rear with bike store.

The location is perfect for access to the Town Centre and is on a major bus route. The area is well supported by a variety of shops and amenities plus there are attractive rural locations a short drive away therefore the property offers something for everyone.

Bills and hard wired broadband included for stress free living .



- 5 bed house share • 5 double en-suite rooms • Spacious communal dining/kitchen • Fully renovated • Brand new furnishings • Bills and wifi included

Entrance Hall

With staircase leading to first floor

Communal Kitchen/Diner

Newly installed contemporary wall and base units. Fitted oven and hob with stylish modern extractor hood, Double American Fridge/freezer, Microwave, kettle and washing machine. Dining Table and chairs, patio doors to courtyard garden.

Bedroom 1

Double fully furnished bedroom with stylish en-suite Shower Room, storage cupboard and mini fridge.

Bedroom 2

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 3

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 4

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 5

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Exterior.

Courtyard garden to rear with bike storage

Full Description

1 X GROUND FLOOR EN-SUITE AVAILABLE NOW*

We are delighted to present this newly developed house share

which is ideally located 10 minutes from the Town Centre.

The property has 5 en-suite rooms, with their own fridge and food storage plus a brand new communal dining/kitchen, everything is fully equipped with contemporary furnishings.

Ideal for workers or students the property can only be appreciated by internal inspection.

Briefly comprising; Entrance Hall with staircase to first floor, Large communal Kitchen/Diner with appliances including American fridge freezer and patio doors to the courtyard garden area, Bedroom 1 with En-suite shower room, Bedroom 2 with En-suite shower room.

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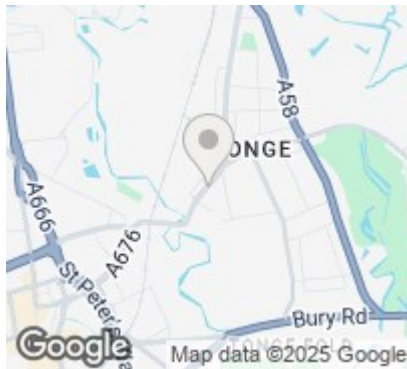
Bills and hard wired broadband included for stress free living.

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change



without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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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