



Littlebrooke Close, Bolton, Greater Manchester BL2 2GX £1,350 PCM

CURRENTLY BEING REFURBIHSED WITH NEW FLOORING AND DECORATION THROUGHOUTCOMING SOON**

A WELL PRESENTED, Three Storey, FOUR Bedroom Town House with a fully FITTED KITCHEN with WHITE GOODS included. The property benefits from gas central heating and uPVC windows. It has two double bedrooms to the first floor with a three piece MAIN BATHROOM, and two more DOUBLE bedrooms to the third floor where the master bedroom is with an ENSUITE. There are neutral carpets and neutral decor throughout. There is a LARGE lounge with FRENCH DOORS which lead outside where there is a garden to the rear. IDEAL for any sized family and working professionals!!



Council Tax Band:

Band B.

Disclaimer:

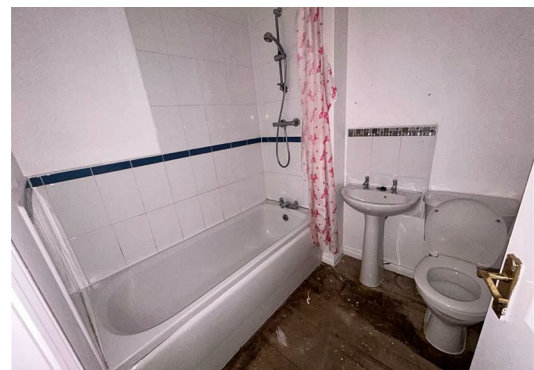
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Admin fees will apply, please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call our 24/7 enquiry line on 01706 823 131

Tenancy Referencing and Application Fees are £200 for a single/joint application. Additional Applicants are £60 per person. These fees are inclusive of VAT. Please note depending on the applicants circumstances there may be additional fees. For a full list of fees prior to and during your Tenancy please refer to the tenant page on our website or copy and paste the following link into your browser.
<http://www.lifestylesalesandlettings.co.uk/rent/>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	83	83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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