

placefirst

# Deansgate Gardens

Bolton, B11 2AA  
167 high quality homes for rent  
1 and 2-bedrooms.



# Renting with

# placefirst

Placefirst is an institutional landlord, which means we take responsibility, provide exceptional service, and take pride in offering high-quality homes. As an award-winning build-to-rent developer with communities across the country, we're committed to creating homes, not just houses.



We do everything in-house, so you're always in good hands. From the moment you join us, we take care of:



**Viewing and reserving your home**



**Your maintenance and repairs**



**Your community and neighbourhood**



**Your concerns and complaints**

**And when the time comes, your smooth move-out process**

What sets Placefirst apart? We don't just own a few scattered properties—we build and maintain thriving communities filled with people like you. That means you're not just renting a home; you're becoming part of a neighbourhood where you feel settled.

**Stay as long as you like—this is your home, and we're not going *anywhere*.**

What does renting with *placefirst* look like?



# What to *expect*...



Start by finding the home that feels right for you. Schedule a viewing, and our team will show you around and answer any questions you might have.



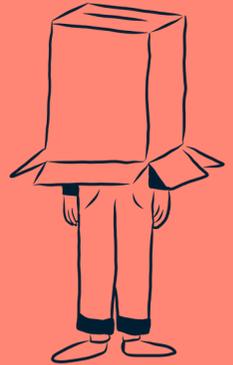
Once you've found the one, fill out our online application form with all the details about your household. It's super quick and easy.



After we review your application, you'll pay a holding deposit through our portal. Our team is available if you have any questions along the way.



With your holding deposit in place, we'll remove your home from the market and start the referencing process. Our third-party referencing agency will reach out for any additional information they need.



Before move-in, you'll get a copy of your Tenancy Agreement and other documents to sign and return through our Resident Portal.



We'll arrange a time and date to meet you, hand over your keys, and make sure everything's ready for you to settle in!



**Don't forget we are here every step of the way and can help with any questions you may have!**

# This is Bolton



Bolton boasts excellent transport links, with trains to Manchester in under 20 minutes and 65 services running daily.

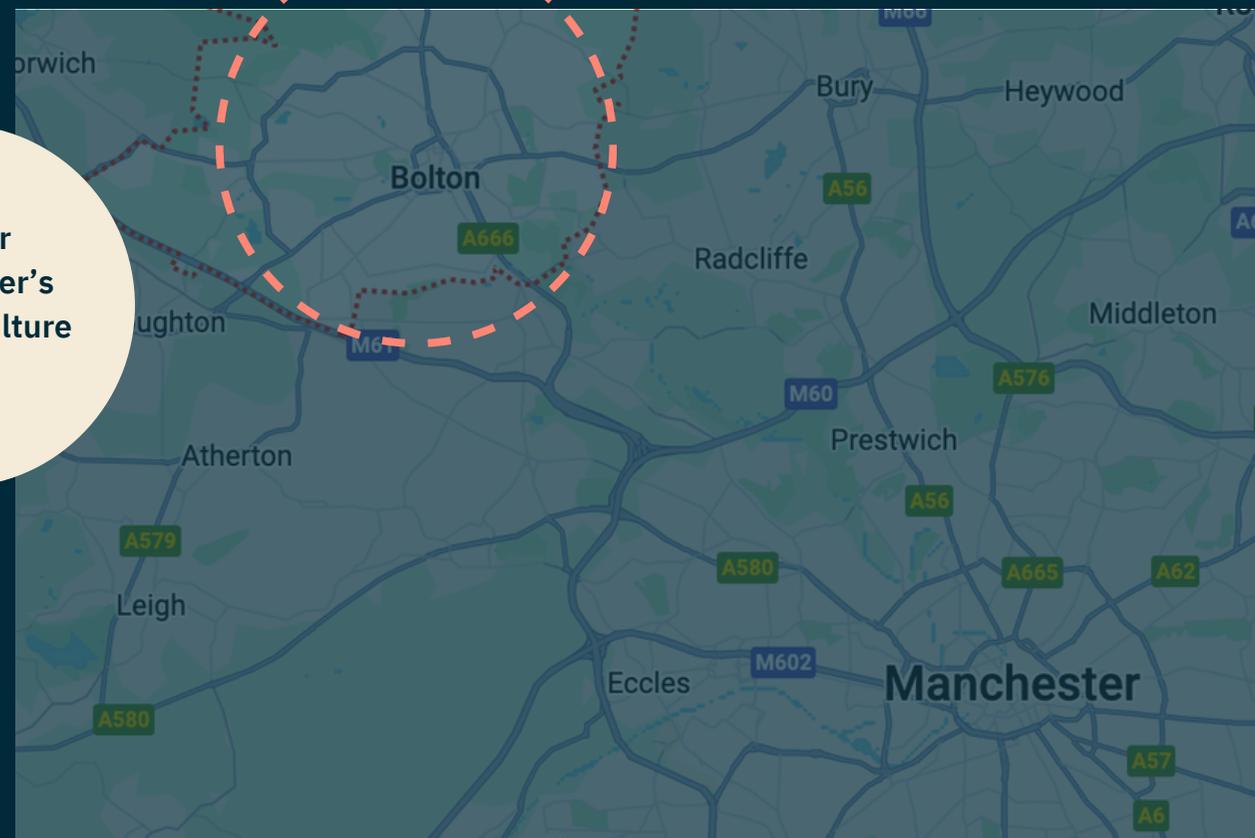
It's also part of Manchester's Bee Network, offering regular buses to the city centre.

**20 minute**  
commute to Manchester

Greater  
Manchester's  
Town of Culture  
2025

Bolton is known for its rich cultural heritage and diversity. It hosts one of Europe's largest food and drink festivals, attracting over half a million visitors in just one weekend.

Not only is Bolton one of the largest towns in Europe, Bolton has the second highest employee base in Greater Manchester and £4.6bn of economic output each year.





## Universities and Education

Bolton offers exceptional education and training facilities, catering to learners of all ages. The University of Bolton, ranked top 30 in the UK 2024, provides industry-focused degrees, while Bolton College and various apprenticeship programs equip students with practical skills for the workforce. The town also has outstanding schools and specialist training centers, ensuring high-quality education and career development opportunities.

## Major employers

From retail giants like Amazon and logistics hubs to healthcare providers such as the NHS and leading manufacturing firms, the town offers a strong employment landscape. The Market Place and Middlebrook Retail Park also support a thriving retail and hospitality sector. With ongoing investment and business growth, Bolton continues to be a key employment hub in the region.

**Bolton museum  
voted best free  
museum in the  
UK 2025**



## Culture

With a vibrant cultural scene, producing world-class stars like Peter Kay, Sara Cox, and Vernon Kay, Bolton is home to outstanding music and arts venues, including The Albert Halls and the Octagon Theatre. Bolton also boasts trophy-winning sports teams, such as Bolton Wanderers. With its rich heritage and strong community spirit, Bolton leaves a lasting impact.



# 0

# Zero % Deposit *available*

You don't have to let a large deposit stand in the way of securing your dream home. With Flatfair, there's no deposit—just a small check-in fee, making it easier to move in.



## **Lower Upfront Move-In Costs**

Instead of a traditional deposit, you'll pay a one-time check-in fee equal to one week's rent (+VAT), meaning much lower move-in costs.

## **Fast & Fair**

When it's time to move out, you'll only pay if there's a problem you're responsible for—no waiting around to get your deposit back.

## **Easy, Stress-Free Check-Out**

Checking out is simple and fair, with government-backed adjudicators available in case of any disputes.\*

## **No Sneaky Fees**

There are no recurring charges if you choose to renew your tenancy and stay in your home.

\*tenants need to pay a £25 adjudication fee, which you'll get back if the amount awarded by the adjudicator is less than the proposed charge.

# 24/7



## Maintenance support



All our homes are designed and built to a high standard with renters in mind. However, we understand that sometimes things don't go to plan. If you need maintenance support, our team is always on hand to help with 24/7 assistance.

We have a dedicated in-house maintenance team and a trusted network of contractors to resolve issues quickly and efficiently. Gone are the days of waiting lengthy periods for help – you can easily log a ticket on our app or portal at any time, including adding pictures and notes for a smoother process.

For quick fixes, we also have handy 'how-to' videos on our YouTube channel to guide you through everyday tasks such as testing your smoke alarm.

[You can check some of our Youtube videos out here.](#)

**Download our resident app below!**



# 1 Bed, *Apartment*



## Key features

- 1 bedroom
- EPC rating B
- Pet Friendly
- 0% Deposit option available
- EV Charging available
- Plenty of storage
- Part-furnished
- Fitted wardrobes
- Open-plan living area and kitchen, contemporary bathroom
- Council band A/B/C
- Close to amenities, parks and retail
- 24/7 In-house maintenance teams
- Excellent transport links
- Prices start from £995 pcm

Please note, we have several variations of floor plans for our 1-bed apartments - this is just one example! For a more accurate floor plan, please contact our lettings team or check out the Rightmove listing.

# 1.5 bed, *Apartment*



## Key features

- 1 bedroom + office/study
- EPC rating B
- Pet Friendly
- 0% Deposit option available
- EV Charging available
- Plenty of storage
- Part-furnished
- Fitted wardrobes
- Open-plan living area and kitchen, contemporary bathroom
- Council band A/B/C
- Close to amenities, parks and retail
- 24/7 In-house maintenance teams
- Excellent transport links
- Prices start from £1075 pcm

Please note, we have several variations of floor plans for our 1.5 bed apartments - this is just one example! For a more accurate floor plan, please contact our lettings team or check out the Rightmove listing.

# 2 bed, Duplex



## Key features

- 2 bedrooms
- Across 2 floors
- EPC rating B
- Pet Friendly
- 0% Deposit option available
- EV Charging available
- Plenty of storage
- Part-furnished
- Fitted wardrobes
- Open-plan living area and kitchen, contemporary bathroom
- Council band A/B/C
- Close to amenities, parks and retail
- 24/7 In-house maintenance teams
- Excellent transport links
- Prices start from £1250 pcm

Please note, we have several variations of floor plans for our 2 bed duplexes - this is just one example! For a more accurate floor plan, please contact our lettings team or check out the Rightmove listing.

# 2 bed, *Apartment*



## Key features

- 2 bedroom
- EPC rating B
- Solar panels
- Pet Friendly
- 0% Deposit option available
- EV Charging available
- Plenty of storage
- Part-furnished
- Fitted wardrobes
- Open-plan living area and kitchen, contemporary bathroom
- Council band A/B/C
- Close to amenities, parks and retail
- 24/7 In-house maintenance teams
- Excellent transport links
- Prices start from £1225 pcm



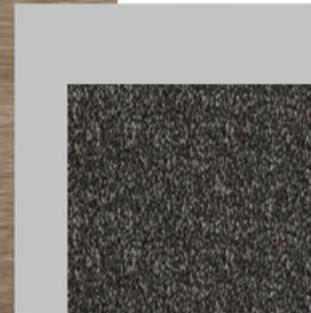
Please note, we have a couple of variations of floor plans for our 2 bed apartments - this is just one example! For a more accurate floor plan, please contact our lettings team or check out the Rightmove listing.

# The details...

Living & Dining  
room floor



Door finishes



Bedroom carpet



Splash back



Worktops



Kitchen cupboards





“I recently had the pleasure of renting a property through Placefirst and I couldn't be happier with my experience! Booking a viewing was incredibly easy and straightforward, which made the entire process stress-free.”

*Il, via Trustpilot*

“It was amazing experience. Their services are exceptional beyond what you'd experience/expect from housing agencies/landlords.”

*Johann, Via Google Reviews*

“They have been great, swift, and reliable. I would give them a big thumbs up.”

*Vivian, Scholars View Resident via Homeviews*

“Maintenance requests are responded well and quickly. Sarah the Resident Services Manager is super nice and friendly, willing to help out in any situation.”

*Alex, Elevate Resident via Homeviews*

# Well loved by *residents*



**4.01\* on Homeviews**  
**4.1\* on Google Reviews**  
**4.4\* on Trustpilot**

\*all reviews are out of 5 stars

placefirst

# Love what you see?

Get in touch with our amazing  
Lettings Team to book a viewing or  
to find out more.

T. 0330 058 1905

E. [lettings@placefirst.co.uk](mailto:lettings@placefirst.co.uk)

W. [placefirst.co.uk](https://www.placefirst.co.uk)

 [@placefirsthomes](https://www.instagram.com/placefirsthomes)

 [@placefirst](https://www.facebook.com/placefirst)



**Sarah, Resident Services Manager for Deansgate Gardens**



**Kelly, Resident Services Assistant for Deansgate Gardens**