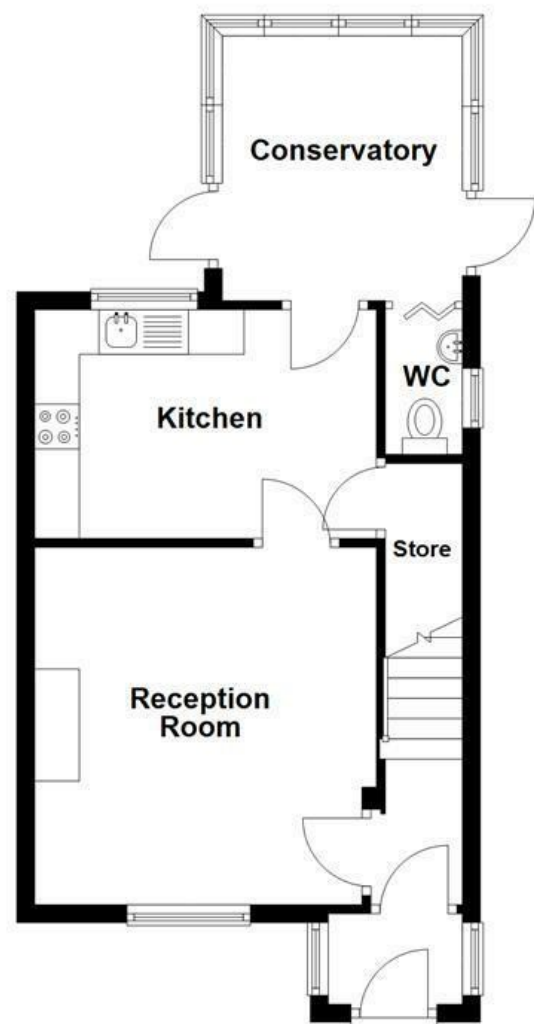
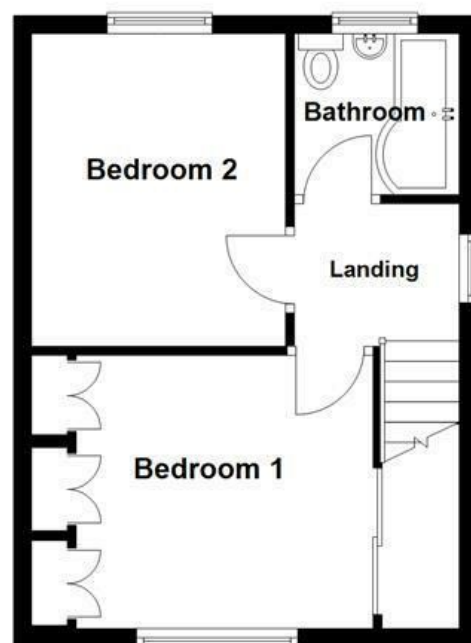


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Manchester Road, Bolton, BL4 8SA

£995 Per Month

AN IMPRESSIVE TWO BEDROOM SEMI DETACHED PROPERTY

Nestled on Manchester Road in the charming area of Kearsley, Bolton, this impressive semi-detached house is being welcomed to the rental market. It presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts generous living spaces, including two well-proportioned double bedrooms, a spacious lounge, and an inviting open-plan kitchen diner, perfect for both entertaining and family gatherings.

Adding to the appeal is a delightful conservatory that provides a lovely spot to relax and enjoy the views of the garden. The property is complemented by gardens to both the front and rear, offering ample outdoor space. Situated in a highly desirable location, this home is conveniently close to essential commuter links, bus routes, local schools, and various amenities, making it an ideal choice for small families or couples.

For further information or to arrange a viewing please contact our Lettings Team at your earliest convenience.

*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property

Manchester Road, Bolton, BL4 8SA

£995 Per Month

2 1 1 D

- Semi Detached Property
 - Fitted Kitchen
 - On Street Parking
 - Front and Rear Gardens
- Two Double Bedrooms
 - Close Proximity to Local Amenities
 - Council Tax Band A
- Three Piece Bathroom Suite
 - Neutral Decoration Throughout
 - EPC Rating D

Ground Floor

Entrance Porch
4'11 x 3'4 (1.50m x 1.02m)

Hall
3'8 x 3'3 (1.12m x 0.99m)

Reception Room
13'1 x 12'6 (3.99m x 3.81m)

Kitchen
12'6 x 8'5 (3.81m x 2.57m)

Conservatory
9'8 x 8'10 (2.95m x 2.69m)

WC
5'4 x 2'10 (1.63m x 0.86m)

First Floor

Landing
7'0 x 6'3 (2.13m x 1.91m)

Bedroom One
16'0 x 10'0 (4.88m x 3.05m)

Bedroom Two
11'9 x 9'4 (3.58m x 2.84m)

Bathroom
6'3 x 5'11 (1.91m x 1.80m)

