

# Harrisons

ESTATE AGENTS



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**136 Ellesmere Road**  
Bolton BL3 3JN

**Monthly Rental  
Of £725**

**136 Ellesmere Road,**  
Bolton, BL3 3JN.

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\*\*\*Available 1st May 2018\*\*\* Harrisons Estate Agents are delighted to bring another EXCELLENT 3 bedroom family home to the rental market in Morris Green, Bolton! The property has been meticulously cared for by our clients. Offering a family accommodation inside and out this property won't be around for too long! Book your accompanied viewing today with Harrisons. Tel 01204 659670 [www.harrisonsnet.co.uk](http://www.harrisonsnet.co.uk)





GROUND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## SUMMARY

AVAILABLE 1ST MAY 2018

3 BEDROOMS

STUNNING PRESENTATION

OFF-ROAD PARKING

LARGE FAMILY GARDEN

KITCHEN / DINING ROOM





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IMPORTANT: We would like to inform prospective purchasers that these sale particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for the furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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## Description

### **Entrance Hallway** 7' 4" x 4' 9" (2.23m x 1.46m)

Walnut laminate flooring, small radiator, smoke alarm, alarm unit, ceiling light and side double glazed window unit.

### **Lounge** 15' 5" x 10' 10" (4.7m x 3.3m)

Beech laminate flooring, single panel radiator, double glazed front window unit with two openers, gas fire and fire place surround. Under stairs storage, center ceiling light, TV, Sky and Internet access.

### **Kitchen/Breakfast Room** 10' 10" x 14' 10" (3.3m x 4.51m)

Space for dining table, beech laminate and tile effect lino flooring, single panel radiator, center LED ceiling light, sliding patio doors out to rear garden. Fully fitted beech kitchen units with dark laminate work surfaces, electric oven and 4 ring gas burner and stainless steel extractor. Stainless steel sink and drainer with chrome mixer tap, ceiling light, plumbing for washing machine, space for free standing fridge freezer, splash back tiles. Double glazed window unit with two openers.

### **First Floor Landing & Stairs** 9' 6" x 6' 3" (2.9m x 1.9m)

Carpet flooring, loft hatch, smoke alarm, side double glazed window unit with opener. Airing cupboard housing the water tank and shelving.

### **Master bedroom** 12' 10" x 8' 6" (3.9m x 2.59m)

DOUBLE bedroom, carpet flooring, ceiling light, fitted beech wardrobes with integral mirrors, single panel radiator, front double glazed window unit with two openers.

### **Bedroom 2** 12' 2" x 8' 6" (3.71m x 2.6m)

DOUBLE BEDROOM, carpet flooring, ceiling light, fully fitted beech wardrobes with integral mirrors. Single panel radiator, double glazed window unit to the rear with opener.

### **Bedroom 3** 9' 6" x 6' 3" (2.9m x 1.9m)

SINGLE bedroom, double glazed window unit to the rear, single panel radiator, ceiling light, carpet flooring.

### **Family Bathroom** 6' 3" x 6' 3" (1.91m x 1.9m)

3 piece white bathroom suite with electric shower over bath and shower screen. Frosted double glazed ceiling light, double glazed window unit and ceiling light. Tiled walls in black and white and tile effect lino flooring, hand basin with chrome mixer tap, white WC, single panel radiator and extractor.

### **Front garden**

Off road parking with space for three cars and laid to lawn garden area.

### **Rear Garden**

Large laid to lawn family garden with fence panel surround, patio and BBQ area. Storage shed, side garden gate, hose pipe connection and rear security lighting.

### **Additional Information**

Water meter? Yes, fitted under the sink. Electric meter - On the driveway. Electric consumer unit - Under the stairs. Gas boiler - Kitchen. Water tank - On Landing. Carbon Monoxide Det? Yes, kitchen diner.

