



Balmoral Road, Farnworth, Bolton, BL4 9HR

Monthly Rental Of £850

A well presented 3 bedroom mid terrace home, located on Balmoral Road in the Farnworth area of Bolton in Greater Manchester. Offering easy access to the centre of Farnworth, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance vestibule, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, with space for a good sized dining table and chairs, plus a fully enclosed yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC IS BAND C. The deposit is 5 weeks rent, which is 980. You will need to pay one months rent plus the 5 weeks deposit, payable and to be cleared before you sign the tenancy agreement and collect the keys. Sorry no pets or smokers allowed. If you are in receipt of housing benefits, a full time working home owner guarantor must be provided. The guarantor must live



ACCOMMODATION

Lounge 14' 1" x 14' 10" (4.29m x 4.53m)

A spacious lounge to the front of the property. Decorated in neutral colours with a light grey carpet. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Entrance Vestibule 3' 6" x 3' 5" (1.06m x 1.03m)

The entrance vestibule to the front of the property.

Kitchen 14' 1" x 14' 10" (4.3m x 4.52m)

A fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, electric oven and a chrome extractor hood. Plenty of space for a dining table and chairs. Decorated in neutral with a grey vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard

A fully enclosed yard to the rear of the property.

Stairwell to the Upper Floor

The stairwell to the upper floor. Decorated in neutral colours with a grey coloured carpet. Fitted with a white painted banister rail and balustrade to the upper floor landing area.

Master bedroom 11' 5" x 9' 2" (3.48m x 2.8m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 9" x 7' 5" (4.2m x 2.25m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 14' 1" x 5' 10" (4.3m x 1.77m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

