



Plodder Lane, Farnworth, Bolton, BL4 0BT

Monthly Rental Of £700.00

RECENTLY REDECORATED AND NEW FLOORING THROUGHOUT! A well presented 2 bedroom upper floor apartment located on Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, a fully fitted kitchen including a brand new cooker, 2 double sized bedrooms and a family bathroom including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows throughout. Warmed by gas central heating. An outer enclosed balcony offers extra storage or seating area. EPC is Band C. Close by to Bolton Hospital and local schools. The M60 and M61 motorway junctions are both within easy travelling distance to the apartment. Sorry no pets allowed. No smoking allowed of any type within the property. One months rent and a deposit of 807.69 (5 weeks rent) must be payed and cleared before signing the tenancy agreement and collecting the keys. The signing of the tenancy agreement can only be carried out at Bolton Properties sales office in Farnworth.



ACCOMMODATION

Lounge 16' 5" x 9' 9" (5.01m x 2.96m)

A spacious lounge to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 8" x 8' 0" (2.63m x 2.43m)

A fully fitted kitchen with a brand new cooker installed.

Family Bathroom 7' 10" x 5' 6" (2.4m x 1.67m)

A family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Warmed by a gas central heated radiator.



Master bedroom 13' 5" x 7' 10" (4.08m x 2.40m)

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



Bedroom 2 12' 1" x 7' 7" (3.68m x 2.3m)

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.

Entrance Hallway 13' 6" x 3' 3" (4.11m x 1.0m)

The entrance hallway into the apartment. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.



Outer balcony 6' 2" x 7' 10" (1.87m x 2.4m)

An outer balcony area, ideal for storage or another seating area.

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

