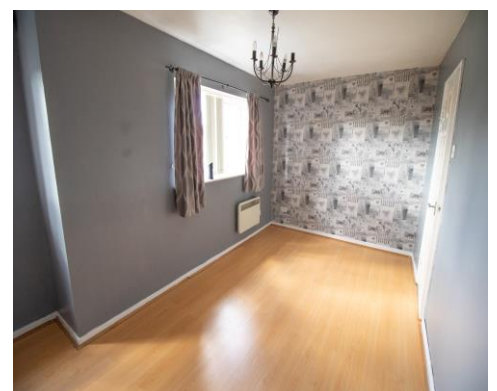




Lever House, Moorfield Chase, Farnworth, Bolton, BL4 9DW

Monthly Rental Of £785

A modern, well presented 2 bedroom top floor apartment located on the ever popular Moorfield Chase development off Longcauseway in the Farnworth area of Bolton in Greater Manchester. Within walking distance of Tesco superstore and only minutes away from the centre of Farnworth itself, briefly comprises of the following, an entrance lobby and hallway, a spacious lounge with a modern electric wall mounted fire, wooden flooring and decorated in grey colours, a modern fitted kitchen in light oak including an electric hob/oven, stainless steel sink, drainer and mixer tap, and a family bathroom with a three piece suite in white including a basin, toilet and a bath tub with an electric shower and shower screen. The apartment has double glazed windows throughout and is warmed by electric wall heaters. The communal area is secure with key entry and there is off road parking to the rear with a sizable car parking area provided for residents. Would appeal to working singles or couples. EPC BAND D. One months rent plus a 5 week deposit of 905.00 pounds must be paid and cleared before signing the tenancy agreement and collecting the keys. If you are in receipt of housing benefits, a full time working home



ACCOMMODATION

Lounge 5.31 x 2.87 (17'5" x 9'4")

A spacious lounge decorated in neutral colours with a lovely wooden floor. Warmed by a modern electric wall mounted fire to one wall. Fitted with a double glazed window to the front aspect.

Kitchen 2.44 x 2.13 (8'0" x 6'11")

A fully fitted kitchen in light oak with contrasting grey worktops. Comes with an electric hob/oven, stainless steel sink, drainer and mixer tap. (The washing machine pictured can be purchased by the new tenants if required but will not be supplied as part of the rental per month). Finished with a grey vinyl floor.

Master Bedroom 4.39 x 2.54 (14'4" x 8'3")

A spacious double sized master bedroom, decorated in neutral colours with a wood laminate floor. Fitted with a double glazed window to the front aspect and warmed by an electric wall mounted heater.

Bedroom 2 2.57 x 2.54 (8'5" x 8'3")

A single bedroom adjacent to the master bedroom to the front of the property. Decorated in neutral colours and is having a brand new carpet fitted prior to a new tenant/s moving into the flat. Fitted with a double glazed window to the front aspect.

Bathroom

A family bathroom fully fitted with a 3 piece suite in white including a basin, toilet and bath tub with electric shower and glass screen.

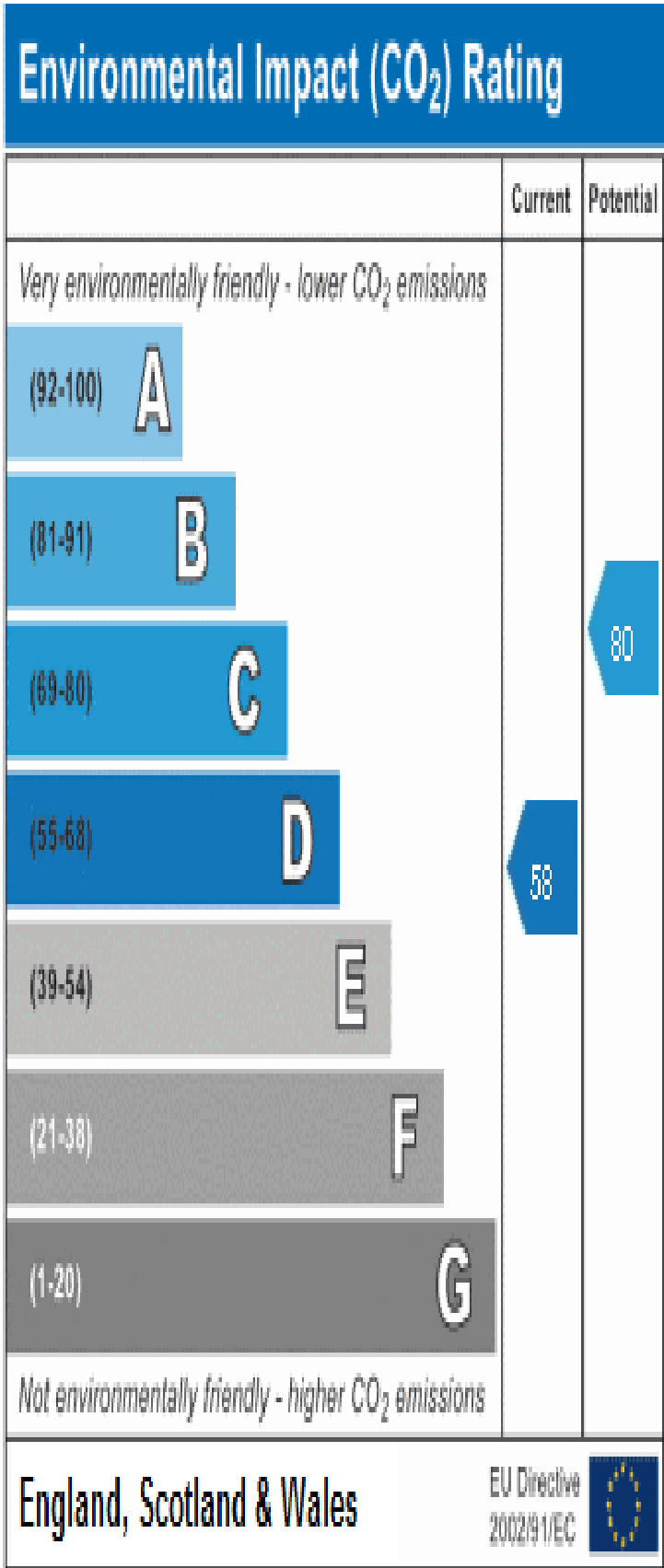
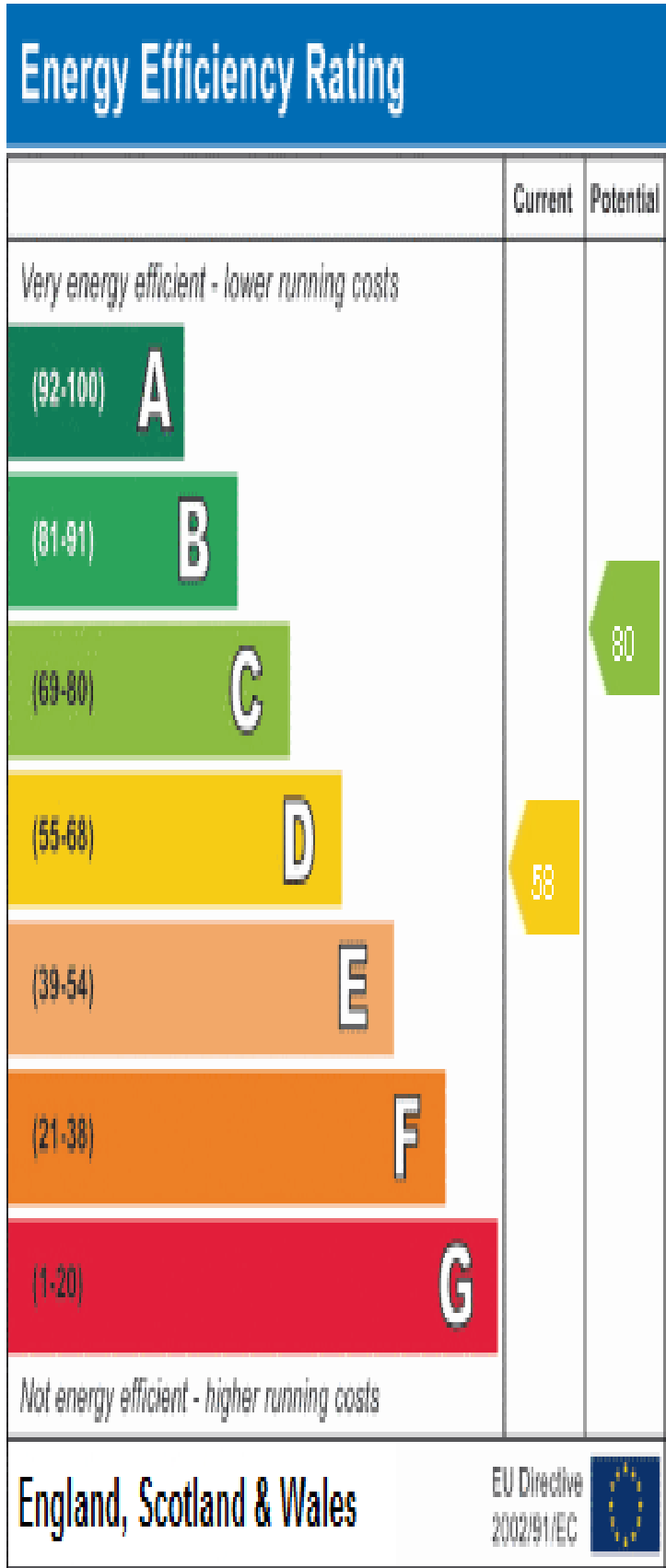
Entrance Hallway

The entrance hallway into the flat, decorated in neutral colours with a wooden floor in walnut.

Rear Car Park

Off road parking available to the rear.





Reference:

hayden_lever_house_top_floor_flat

