



37 Birchgrove Close
Bolton

**Price: Monthly Rental
Of £600**

Information

BEAUTIFUL 2 BEDROOM 2ND FLOOR APARTMENT WITH PRIVATE PARKING ARE YOU LOOKING FOR A QUITE TOP FLOOR APARTMENT IN MIDDLE HULTON WITH 2 GOOD SIZE BEDROOMS, PARKING, & MODERN KITCHEN? TAKE A LOOK AT THIS LOVELY PROPERTY ON BIRCH GROVE. THE PROPERTY ALSO BENEFITS FROM A COMMUNAL INTERCOM SYSTEM. ENTRANCE HALLWAY 3.7M x 1.25M Single panel radiator, double glazed window unit with one opener, 1x ceiling light, carpet flooring and

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Description

Entrance Hallway 12' 2" x 4' 1" (3.7m x 1.25m)

Single panel radiator, double glazed window unit with one opener, 1x ceiling light, carpet flooring and water tank cupboard.

Lounge 18' 1" x 11' 6" (5.5m x 3.5m)

Carpet flooring, double glazed front bay window with two openers, double panel small radiator, 1x ceiling light.

Kitchen 6' 8" x 10' 1" (2.02m x 3.07m)

Wood effect Lino flooring, fully fitted kitchen with dark grey laminate tops, single panel radiator. white splash back tiles, 4 ring gas hob, electric oven, stainless steel sink with chrome mixer tap, 1x ceiling light and double glazed window unit with one opener.

Master bedroom 9' 1" x 13' 2" (2.76m x 4.01m)

Double bedroom, carpet flooring, 1x ceiling light, telephone point, front double glazed window unit and single panel radiator.

Bedroom 2 9' 11" x 8' 1" (3.02m x 2.47m)

Single bedroom, 1x loft hatch, front double glazed window unit with opener, carpet flooring, 1x ceiling light and single panel radiator.

Bathroom 5' 11" x 6' 4" (1.8m x 1.94m)

Lino flooring, white sink with chrome mixer tap, 1x ceiling light, electric shower with glass shower screen, double glazed window unit with one opener and bath with chrome mixer tap.

Summary of accommodation

- UNDERGOING FULL RE-DECORATION
- NEW FLOORING ALSO BEING INSTALLED
- PRIVATE PARKING & VISITOR SPACES
- QUIET LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS
- 2 GOOD SIZE BEDROOMS

Directions

Newbrook Road Bolton BL5 1EL, UK

Head west on Crescent Ave towards Newbrook Rd/A579 82 ft

Turn right onto Newbrook Rd/A579

Continue to follow A579 0.8 mi

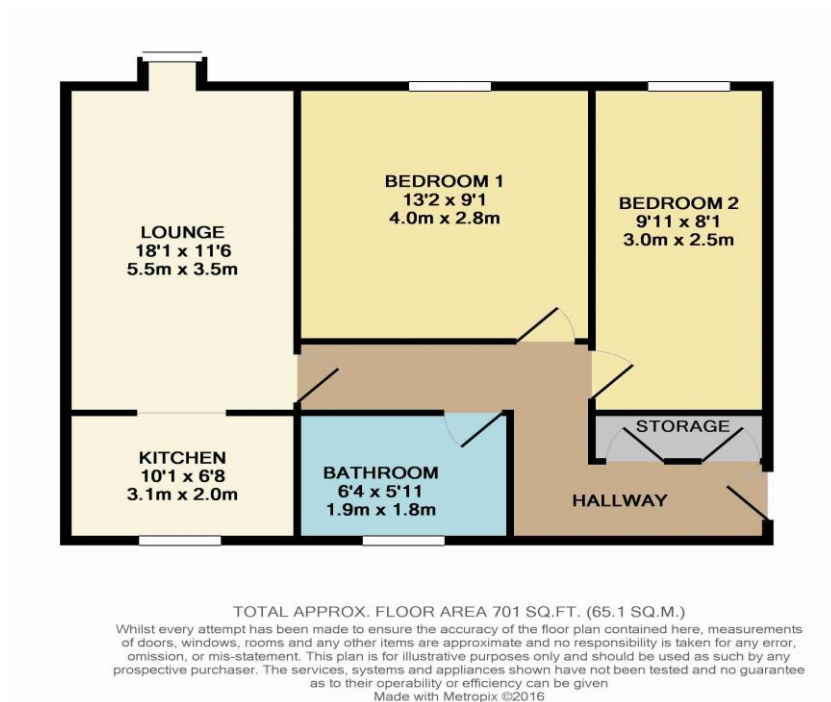
Turn left onto Hulton Ln/A6145 361 ft

Turn left onto Calverleigh Cl 226 ft

Turn left onto Birchgrove Cl

Destination will be on the right 180 ft

Birchgrove Close Bolton BL3 4LR.



Harrisons Bolton Branch

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Energy Performance Certificate

37, Birchgrove Close, BOLTON, BL3 4LR

Dwelling type: Top-floor flat
Date of assessment: 04 October 2016
Date of certificate: 04 October 2016

Reference number: 8656-6220-5869-3514-8902
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,620
Over 3 years you could save	£ 171

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,008 over 3 years	£ 933 over 3 years	
Hot Water	£ 450 over 3 years	£ 354 over 3 years	
Totals	£ 1,620	£ 1,449	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>76</p>	<p>Potential</p> <p>78</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 171	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.