



**Lever Bridge Place, Bolton**



£950 PCM



## Key Features

- DRIVEWAY PARKING
- ATTACHED GARAGE
- GARDEN TO REAR
- HOLDING DEPOSIT £219
- TOTAL DEPOSIT £1096
- COUNCIL TAX BAND A
- EPC rating C





This well presented two bedroom end of terrace property, located in a popular residential area with driveway parking and attached garage. Ideally situated within walking distance to Leverhulme Park, local schools, bus routes, transport links and just short drive to Bolton Town centre.

Entrance to the property reveals an open vestibule area which leads to the lounge. To the rear of the ground floor is a modern fitted kitchen with additional porch. To the first floor are two bedrooms and a three-piece shower room. Driveway parking, garage and an enclosed rear garden.

For information on broadband or mobile coverage in the area, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk). Should you require EV charging, we advise that you get clarification as to whether the property can support an EV charger. To know if there is a risk of flood at this property, please visit [gov.uk/check-long-term-flood-risk](http://gov.uk/check-long-term-flood-risk). We have taken every care to ensure that the particulars listed are accurate; however, this cannot be guaranteed. Therefore, we advise that prior to a viewing, any potential tenants or buyers carry out research on the property and let us know if you have any queries we can help with.





