

**Flat 5, 101 High Street, Belmont, Bolton, Lancashire, BL7 8AJ**



**£995 Per Month**



### **Communal Entrance Hall**

Intercom controlled access door leading to entrance hall with mail boxes and staircase access to other floors

### **Entrance Hall**

Two radiators, door to:

### **Shower Room**

Fitted with three piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to two walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet.

### **Bedroom 2 7'9" x 9'1" (2.35m x 2.76m)**

UPVC double glazed window to rear, radiator, ceiling with recessed low-voltage spotlights.

### **Bedroom 1 14'0" x 14'0" (4.27m x 4.27m)**

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, ceiling with recessed low-voltage spotlights.

### **Kitchen/Diner 13'4" x 9'9" (4.06m x 2.96m)**

Fitted with a matching range of modern grey base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water, open plan to:

### **Lounge 14'0" x 14'10" (4.27m x 4.53m)**

UPVC double glazed window to side, uPVC double glazed window to front with views of open countryside, two double radiators, vaulted ceiling with recessed low-voltage spotlights.

### **Outside**

Allocated car parking to front or rear with shared garden area to the rear and access to cellar storage with individual storage cages ideal for bikes etc



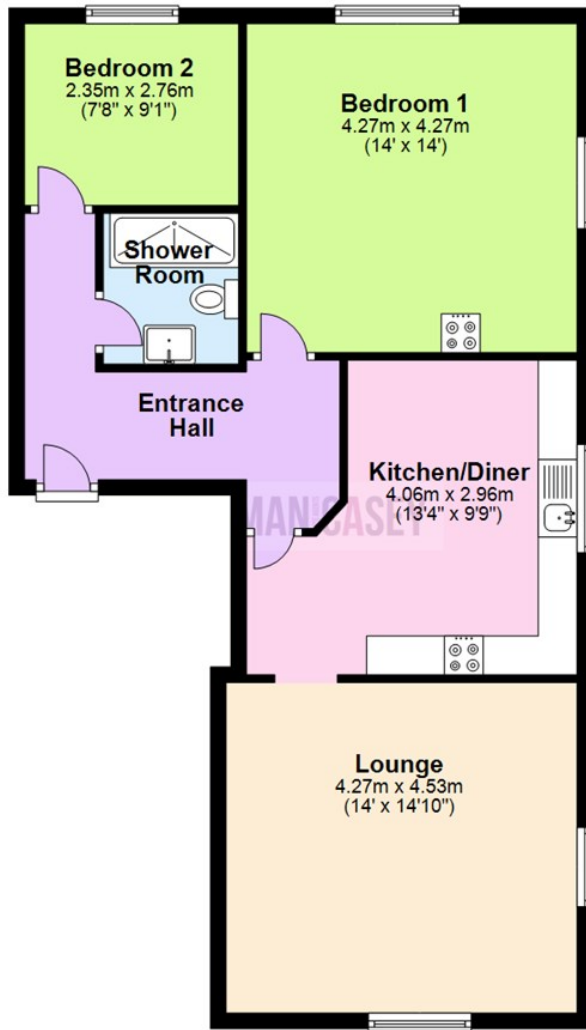


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## First Floor

Approx. 72.6 sq. metres (781.2 sq. feet)



Total area: approx. 72.6 sq. metres (781.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

