



## 45 ELLESMERE ROAD BOLTON, BL3 3JT

£875 PER MONTH


A well-presented 2 Bedroom house located in a popular area of Bolton, offering comfortable living space ideal for individuals, couples, or small families. The home benefits from a practical layout, good natural light, and convenient access to local amenities, schools, and transport links.

**Key Features:**

- Spacious living area with neutral décor
- Fitted kitchen with ample storage
- Well-proportioned bedrooms
- Family 3 piece suite bathroom

**CORE**   
ESTATES  
Lettings | Maintenance | Management



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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