



41 Hulton Lane
Bolton

**Price: Monthly Rental
Of £875**

Information

AVAILABLE NOW BEAUTIFUL 2 (DOUBLE) BEDROOM PROPERTY AVAILABLE TO RENT! JUST £500 PCM. FULLY REFURBISHED THROUGHOUT! NEW CARPETS, NEW BATHROOM, LARGE NEW KITCHEN! TEL 01204 659670 WWW.HARRISONSNET.CO.UK? PORCH 1M X 1M Upvc front door, carpet flooring, gas meter. RECEPTION ROOM 1 4.64M X 4.47. Carpet flooring, fully re-plastered and decorated, double glazed bay window, x1 ceiling light, double panel radiator. NTL connection,

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Description

Entrance Porch 3' 3" x 3' 3" (1m x 1m)

Upvc front door, carpet flooring, gas meter.

Reception 1 15' 3" x 14' 8" (4.64m x 4.47m)

Carpet flooring, fully re-plastered and decorated, double glazed bay window, x1 ceiling light, double panel radiator. NTL connection, telephone point.

Reception 2 15' 2" x 13' 6" (4.63m x 4.12m)

Carpet flooring, fully re-plastered, ceiling light, under stairs storage, double glazed window unit to the rear, open plan stair case, large double panel radiator, digital thermostat.

Kitchen

5.58M X 1.96M Extension kitchen, fully fitted kitchen with laminate dark surfaces, black brick splash back tiles, x2 ceiling lights, fully re-plastered, lino flooring, stainless steel sink, chrome mixer tap, new electric Zanussi oven, 4 ring gas hob and extraction fan, x2 double glazed window units, Upvc side door with double glazing.

Landing 5' 5" x 5' 1" (1.64m x 1.56m)

Carpet flooring, smoke alarm, x1 ceiling light, loft hatch.

Master bedroom 12' 2" x 15' 3" (3.7m x 4.65m)

Large double bedroom, new carpet flooring, fully decorated and re-plastered, ceiling light, double panel radiator, front double panel radiator with opener. NTL point.

Bedroom 2 9' 11" x 13' 9" (3.01m x 4.2m)

Covered combi boiler with digital thermostat, ceiling light, double glazed window unit, x1 ceiling light.

Bathroom 7' 11" x 4' 11" (2.42m x 1.49m)

New 3 piece white bathroom suite, lino flooring, single panel radiator, chrome mixer tap, sink pedestal, frosted double glazed window unit, x1 ceiling light, shower hose connected to chrome mixer tap on bath.

Front garden

Small low maintenance garden, brick wall and garden gate, street parking.

Rear Garden

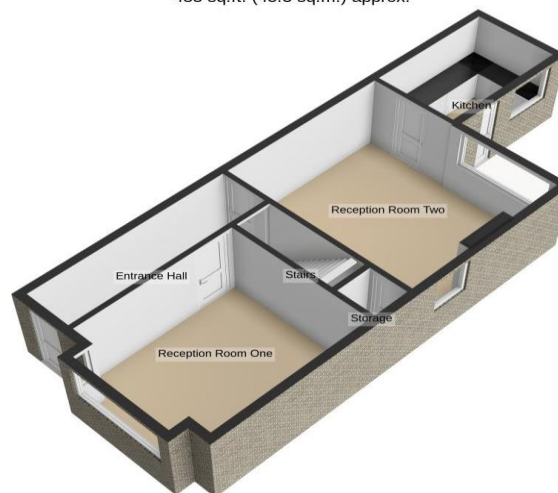
Fenced panel surround, gate access to the rear with brick wall.

Summary of accommodation

- AVAILABLE NOW
- 2 DOUBLE BEDROOMS
- FULLY MODERNISED THROUGHOUT
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW FLOORING
-
-

Directions

Ground floor
488 sq.ft. (45.3 sq.m.) approx.



Total Floor Area : 901 sq.ft. (83.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Harrisons Bolton Branch

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Energy Performance Certificate

41, Hulton Lane, BOLTON, BL3 4JB

Dwelling type: Mid-terrace house
Date of assessment: 13 April 2016
Date of certificate: 13 April 2016

Reference number: 8909-3570-5429-9497-8463
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

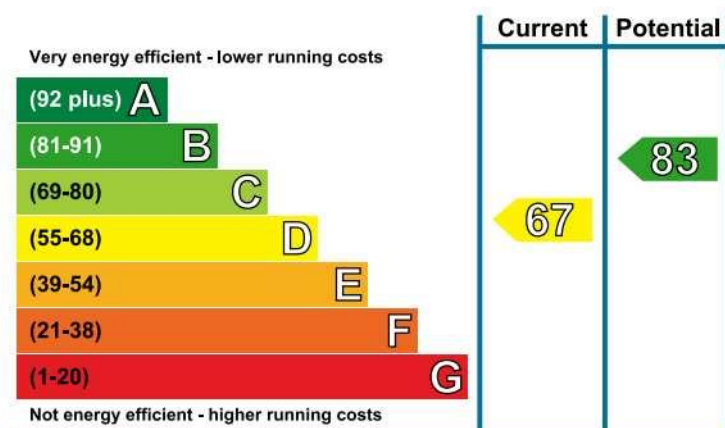
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,304
Over 3 years you could save	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 153 over 3 years	
Heating	£ 1,746 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 315 over 3 years	£ 213 over 3 years	
Totals	£ 2,304	£ 2,010	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Draught proofing	£80 - £120	£ 39	
2 Low energy lighting for all fixed outlets	£30	£ 78	
3 Heating controls (room thermostat)	£350 - £450	£ 81	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.