



Entwistle Street, Tonge Fold, Bolton, BL2 2ER

Monthly Rental Of £750.00

FULLY REFURBISHED UPPER FLOOR APARTMENT! 2 DOUBLE SIZED BEDROOMS! A recently fully renovated 2 bedroom upper floor apartment with its own entrance, located on Entwistle Street in the Tonge Fold area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge, a modern open plan fully fitted kitchen with an integrated gas hob, oven and extractor hood, a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen, plus 2 double sized bedrooms. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is band D. Please note, no pets or smokers allowed. If you are in receipt of housing benefits, a full time working home owner guarantor must be provided. The guarantor must live locally to the property. One months rent plus a 5 weeks deposit of 865.00 pounds must be paid and cleared prior to signing the tenancy agreement and collecting the keys.



ACCOMMODATION

Lounge 17' 9" x 11' 5" (5.4m x 3.48m)

A spacious lounge area. Recently redecorated in cream with a brand new grey coloured carpet. Warmed by a gas central heated radiator.

Kitchen 8' 8" x 9' 5" (2.63m x 2.88m)

A modern open plan kitchen with an integrated gas hob, oven and an extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. Freshly decorated in cream with a brand new grey vinyl floor. A double glazed window is fitted to the rear aspect.

Family Bathroom 7' 11" x 4' 11" (2.41m x 1.5m)

A modern Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Warmed by a gas central heated radiator.

Master bedroom 9' 10" x 12' 10" (3.0m x 3.9m)

A double sized Master bedroom. Recently decorated in cream with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Stairwell to the upper bedroom

The stairwell to the upper floor converted double sized bedroom. Freshly decorated in cream with a brand new carpet in grey.

Bedroom 2 (upper floor loft bedroom) 17' 11" x 14' 8" (5.45m x 4.46m)

A double sized bedroom located within a converted loft space. Entry via a fixed stairwell from the lounge. Freshly decorated in cream and white with a grey coloured carpet. A double glazed window is fitted to the roof space and the side aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

