



# RESIDE

BOLTON



Lincoln House Nelson Street

Bolton, BL3 2EU

**£750 Per Month**



## Lincoln House Nelson Street

, Bolton, BL3 2EU

A well-presented and fully furnished studio apartment located in the popular Lincoln House development, offering modern and convenient living in a highly accessible location.

The property comprises a bright open-plan living and sleeping area, a fitted kitchen with appliances, and a contemporary bathroom. Offered fully furnished, this studio is ideal for tenants who seek comfortable accommodation close to the town centre.

Perfectly situated just a 5-minute walk from Bolton Train Station, the apartment benefits from excellent transport connections, making commuting to Manchester and surrounding areas quick and convenient.

A range of local amenities, including shops, supermarkets, restaurants, and leisure facilities, are all within easy reach. Regular bus services operate from stops directly outside the building.

### Lincoln House

Lincoln House is on Nelson Street, just south of Bolton town centre. Bolton Train Station is around a 5-minute walk away and is close to major road links including St. Peter's Way (A666), which connects to the motorway networks (M6, M61, M62).

- Furnished studio apartment
- Modern fitted kitchen and bathroom
- Bright and well-maintained accommodation
- 5-minute walk to Bolton Train Station
- Bus stops located directly outside the development
- EPC rating C
- Lift access



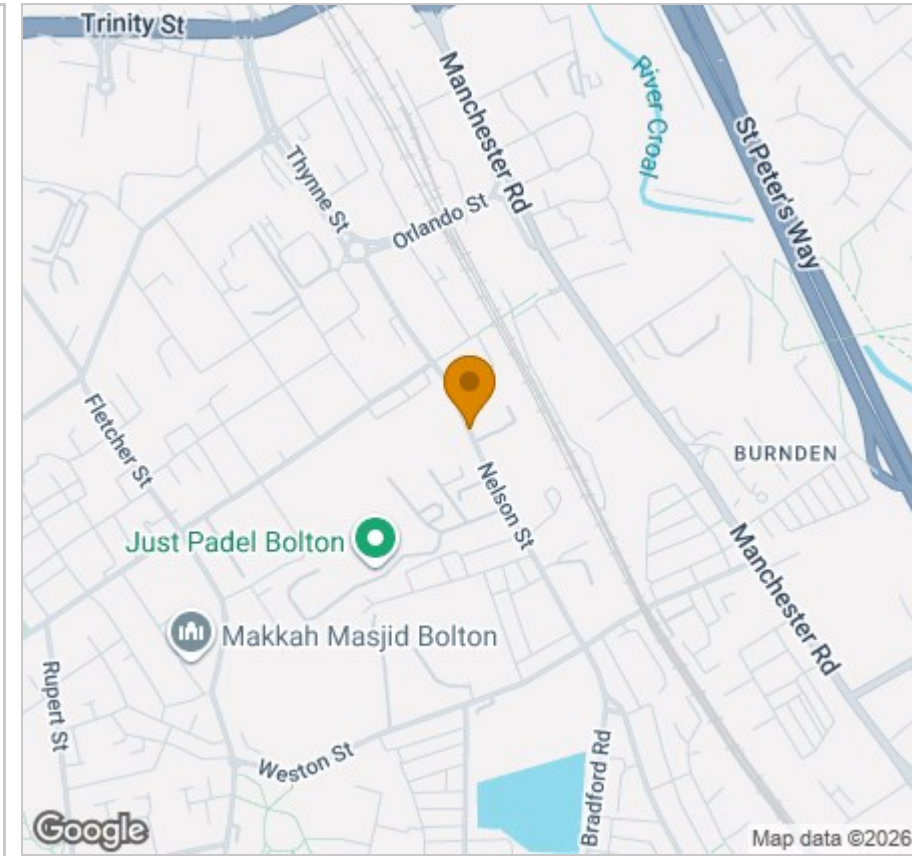


- Sought after location

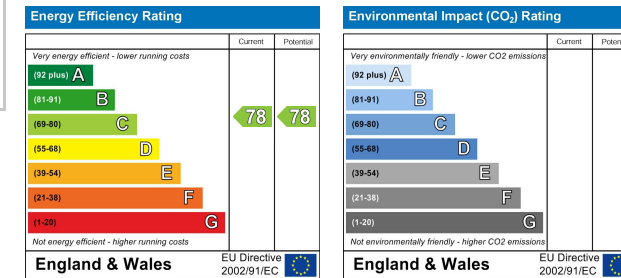
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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