



## 4 Threxton Place Bolton

£575 Per

Welcome to this charming room for rent located in the desirable area of Threxton Place, Bolton. This property, built in 2007, offers a modern living experience within a friendly houseshare environment. Spanning an impressive 1,227 square feet, the room is part of a well-maintained home that is perfect for those seeking comfort and convenience.

The accommodation features one spacious reception room, providing a welcoming space for relaxation and socialising. The shared bathroom is well-appointed, ensuring that all residents can enjoy a clean and functional facility. The property also boasts a lovely rear garden, ideal for enjoying the outdoors or hosting gatherings with housemates.


For those with vehicles, the property includes a driveway, offering easy parking access. The rental arrangement includes all bills, making it a hassle-free option for prospective tenants. This room is perfect for individuals looking to live in a vibrant community while enjoying the benefits of shared living.









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>	79	
(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 	

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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