

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marsden House

Bolton, BL1 2JX

£875 Per Month



Hunters are pleased to present this 7th floor apartment to the rental market.

The apartment internally comprises of; entrance hallway, open planned living area through to kitchen, two bedrooms and a three piece bathroom. The master bedroom does benefit from French doors with a Juliet balcony. Each room is finished off to an extremely high standard with a neutral stylish colour scheme.

The apartments are well positioned, located in central Bolton with most amenities accessible within a short walking distance. Manchester City centre again is easy accessible through a range of transport links such as bus & train stations.



## ENTRANCE HALLWAY

Access to storage cupboard.

## LOUNGE 13'3" x 9'3" (4.04 x 2.82)

Upvc double glazed window, heater.

## KITCHEN 8'0" x 6'3" (2.44 x 1.90)

Range of wall & floor units, stainless steel sink, oven & hob, spotlights, laminate flooring, fridge freezer.

## BATHROOM 6'10" x 5'6" (2.08 x 1.68)

Panel bath with shower, WC, pedestal hand wash basin part tiled walls.

## BEDROOM ONE 14'9" x 10'3" (4.50 x 3.12)

French doors with Juliet balcony, heater.

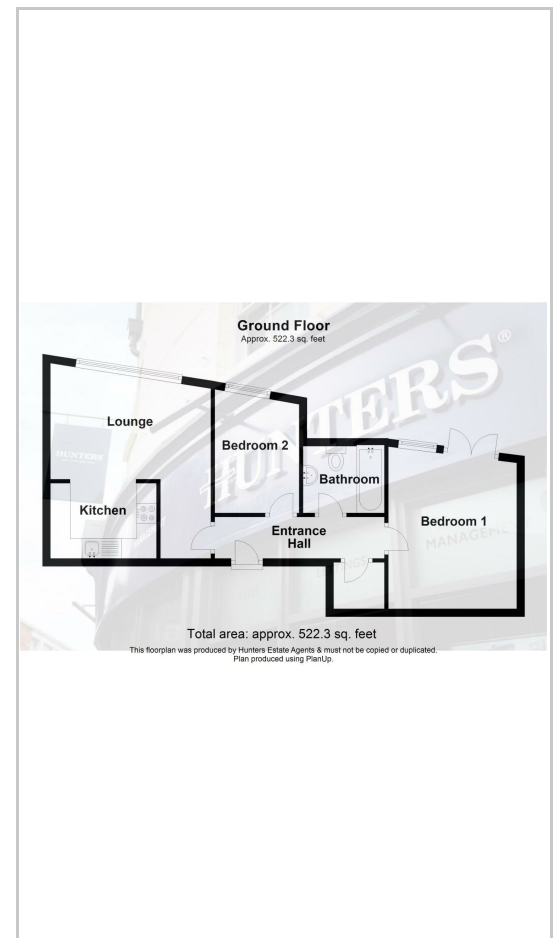
## BEDROOM TWO 9'11" x 7'0" (3.02 x 2.13)

Upvc double glazed window, heater.

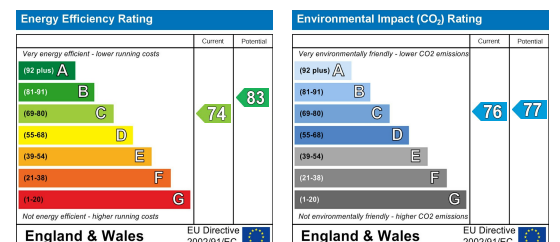
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

16 Wellington Fold, Darwen, Lancashire, BB3 1PU

Tel: 01254 706471 Email: [lettingsteam@hunters.com](mailto:lettingsteam@hunters.com) <https://www.hunters.com>