



10 Paris Street
Bolton

**Price: Monthly Rental
Of £850**

Information

AVAILABLE TO LET MID JAN 2017 A VERY WELL PRESENTED 2 BEDROOM SEMI-DETACHED PROPERTY IN THE HEART OF DEANE VILLAGE. CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS THIS PROPERTY IS PERFECTLY SITUATED. THE PROPERTY OFFERS GAS CENTRAL HEATING, A LARGE CONSERVATORY, FAMILY GARDEN, A LOFT ROOM.

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Description

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

Wood effect laminate flooring, Upvc front door.

Entrance Hallway 8' 9" x 3' 3" (2.66m x 1m)

Large radiator

Lounge 15' 1" x 12' 6" (4.59m x 3.81m)

Gas fire with surround, electric meter located in cupboard by the fire place, large double glazed bay window which is partially frosted with openers. Ceiling spotlights, wood effect laminate flooring, TV, broadband and telephone connections, double radiator and single radiators.

Kitchen 8' 7" x 13' 0" (2.62m x 3.95m)

Beech effect kitchen, cream splash back tiles, 4 ring gas hob, electric extraction and double electric oven. Large double glazed window with opener, ceiling spotlights, Combi boiler located under the stairs and cloak room area, plumbing for washing machine and space for fridge freezer. Stainless steel sink with chrome mixer tap, draining board. plenty of units with contrasting charcoal laminate work surfaces. Dark grey tiled floor, double radiator.

Conservatory 11' 11" x 8' 4" (3.64m x 2.55m)

Tiled flooring, electric roof light, double glazed French doors out to the rear, gas heater, x1 ceiling light, x1 radiator.

Landing 4' 8" x 12' 0" (1.42m x 3.67m)

One ceiling light, loft hatch, smoke alarm, carpet flooring.

Bathroom 11' 4" x 4' 3" (3.45m x 1.3m)

Fully tiled flooring and walls, chrome power shower, frosted front double glazed window unit with opener, x1 ceiling light, extraction fan. White bathroom suite with storage for towels etc.

Master bedroom 12' 6" x 9' 10" (3.82m x 3m)

Fully fitted wardrobes, front double glazed window, large radiator, x1 ceiling light.

Bedroom 2 11' 2" x 9' 3" (3.4m x 2.83m)

Double bedroom, carpet flooring, x1 ceiling light, small radiator, double glazed window with opener to the rear.

Loft 15' 9" x 14' 5" (4.81m x 4.4m)

Power, lighting, carpet flooring, loft pull down ladder, double glazed widow with top opener, access from bedroom 2.

Rear Garden

Small family garden with grassed area, patio area to the side of conservatory. Access down the side of the property for bins through a garden gate, wood fence surround with conifers surrounding the garden. X2 wood sheds

Summary of accommodation

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- CONSERVATORY
- FAMILY GARDEN
- LOFT ROOM WITH POWER AND LIGHTING
- MODERN SHOWER ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- GOOD SIZE FAMILY LOUNGE

Additional Information

COUNCIL TAX BAND A

NEARBY TRAIN STATIONS

Bolton 1.5 Miles - Walking Time 30 Minutes

Lostock 1.6 Miles - Walking Time 32 Minutes

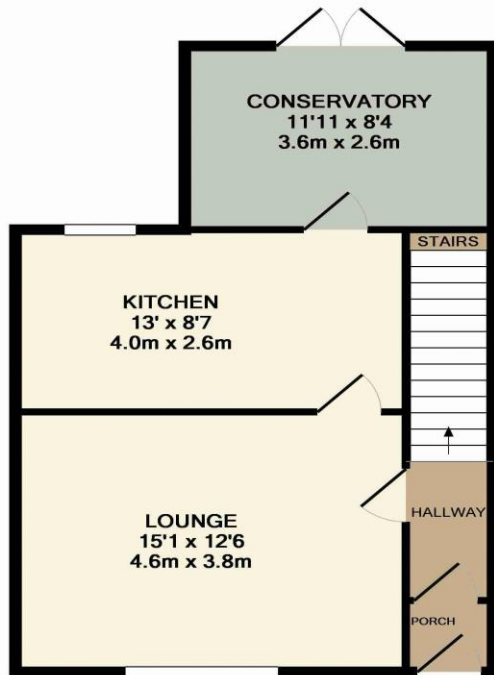
Moses Gate 2.4 Miles - Walking Time 48 Minutes

BROADBAND SPEED 32.6 Mb/s

Average Internet Speed 120 Mb/s

Max Internet Speed 18.2 Mb/s

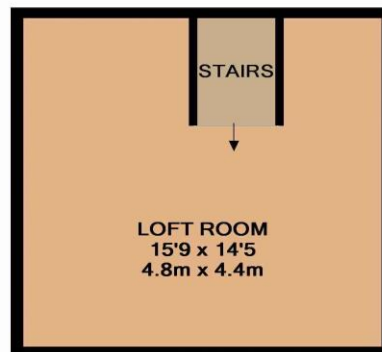
Speed Super fast broadband available? Yes



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1097 SQ.FT. (101.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Directions

Harrisons Bolton Branch

Email: bolton@harrisonsnet.co.uk

Website: www.harrisonsnet.co.uk

Tel: 01204 659670

Fax:

Energy performance certificate (EPC)

10 Paris Street
BOLTON
BL3 4HW

Energy rating

C

Valid until: 25 May 2036

Certificate number: 2060-3062-5205-9836-8204

Property type

Semi-detached house

Total floor area

66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

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:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		