



New Barn Street, Heaton, Bolton, BL1 6AQ

Monthly Rental Of £800

PLEASE NOTE, THIS IS AN UNFURNISHED LET, THE FURNISHING IN THE IMAGES ARE NOT INCLUDED. Stunning 2 bedroom Semi detached home located on a quiet side in the Heaton area of Bolton in Greater Manchester. With off road parking and a landscaped garden to the rear, briefly comprises of the following, an entrance lobby, a spacious lounge, dining room, fully fitted kitchen, 2 double sized bedrooms and a family bathroom with a 3 piece suite in white, including a basin ,toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Please note, due to COVID 19, face masks or coverings must be worn on any viewings. Sorry, no pets or smokers allowed.



ACCOMMODATION

Entrance Porch

The entrance porch to the front of the property.

Lounge 14' 6" x 12' 10" (4.43m x 3.92m)

A spacious lounge to the front of the property.

Dining Room 8' 6" x 10' 0" (2.6m x 3.04m)

A dining room to the rear of the property.

Kitchen 9' 11" x 12' 8" (3.01m x 3.86m)

A galley style kitchen with a breakfast bar.

Utility room

Utility Room, off the main kitchen

Rear Garden

A superb garden to the rear.

Stairwell to the Upper Floor

The stairwell to upper floor.

Master bedroom 14' 5" x 13' 4" (4.39m x 4.06m)

A double sized master bedroom to the front of the property.

Bedroom 2 10' 4" x 8' 4" (3.15m x 2.53m)


A double sized bedroom to the rear of the property.

Family Bathroom 7' 5" x 5' 5" (2.27m x 1.64m)


A family bathroom with a 3 piece suite in white. Includes a basin, toilet and a bath tub with a shower over the bath.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:

new_barn_rental

