



48 Vernon Street Bolton, BL4 7RD

Monthly Rental Of
£495

A spacious 2 bedroom end terraced home, located on a quiet side street, close by to the centre of Farnworth in Bolton. Having undergone a full refurbishment with a brand new interior, briefly comprises of the following, a spacious lounge, a large 2nd Reception room, ideal to use as a dining room, a superb fully fitted kitchen in walnut oak with integrated gas hob, electric oven and chrome extractor hood, with a small fully enclosed rear yard. To the upper floor you will find a fantastic Family bathroom with a 3 piece suite in white including a basin, toilet and bath tub with an electric shower and glass shower screen, a spacious double sized master bedroom and one single bedroom. Comes with fully double glazed windows and is gas central heated throughout. Offers easy access to the centre of Farnworth, with plenty of shops and supermarket within walking distance. The local train station and the M60 motorway junction are only minutes away for those who commute to Manchester City Centre or Bolton for work,



ACCOMMODATION

Lounge 13' 1" x 16' 2" (4.00m x 4.93m)

A spacious lounge decorated in neutral colours with a mid oak wood laminate floor. Fitted with a uPVC double glazed window and door to the front aspect and warmed by a gas central heated radiator.

Reception Room 2 16' 5" x 12' 0" (5.0m x 3.66m)

A second reception room to the rear of the property, decorated in neutral colours with a light brown carpet. Fitted with a uPVC double glazed window to the rear aspect and warmed by a gas central heated radiator.

Kitchen 13' 11" x 7' 2" (4.25m x 2.18m)

A brand new fully fitted kitchen to the rear, in walnut oak with contrasting dark grey worktops. Fitted with a gas hob, electric oven and chrome extractor hood, finished with a cream tiled floor. Plumbed in for a washing machine. A uPVC double glazed window is fitted to the side aspect.

Stairwell to the Upper Floor

The stairwell to the Upper Floor, decorated in neutral colours with a light brown carpet. Fitted with a white painted spindle banister rail.

Upper Floor Landing

The upper floor landing, decorated in neutral with a light brown carpet.

Bathroom 10' 0" x 5' 11" (3.06m x 1.81m)

A brand new fully fitted 3 piece bathroom suite in white, including a basin, toilet and bath tub with an electric shower over the bath and a glass shower screen. Comes with fully tiled walls and floor. Fitted with a uPVC double glazed window to the rear aspect and warmed by a gas central heated towel holder.

Master Bedroom 11' 11" x 16' 2" (3.64m x 4.93m)

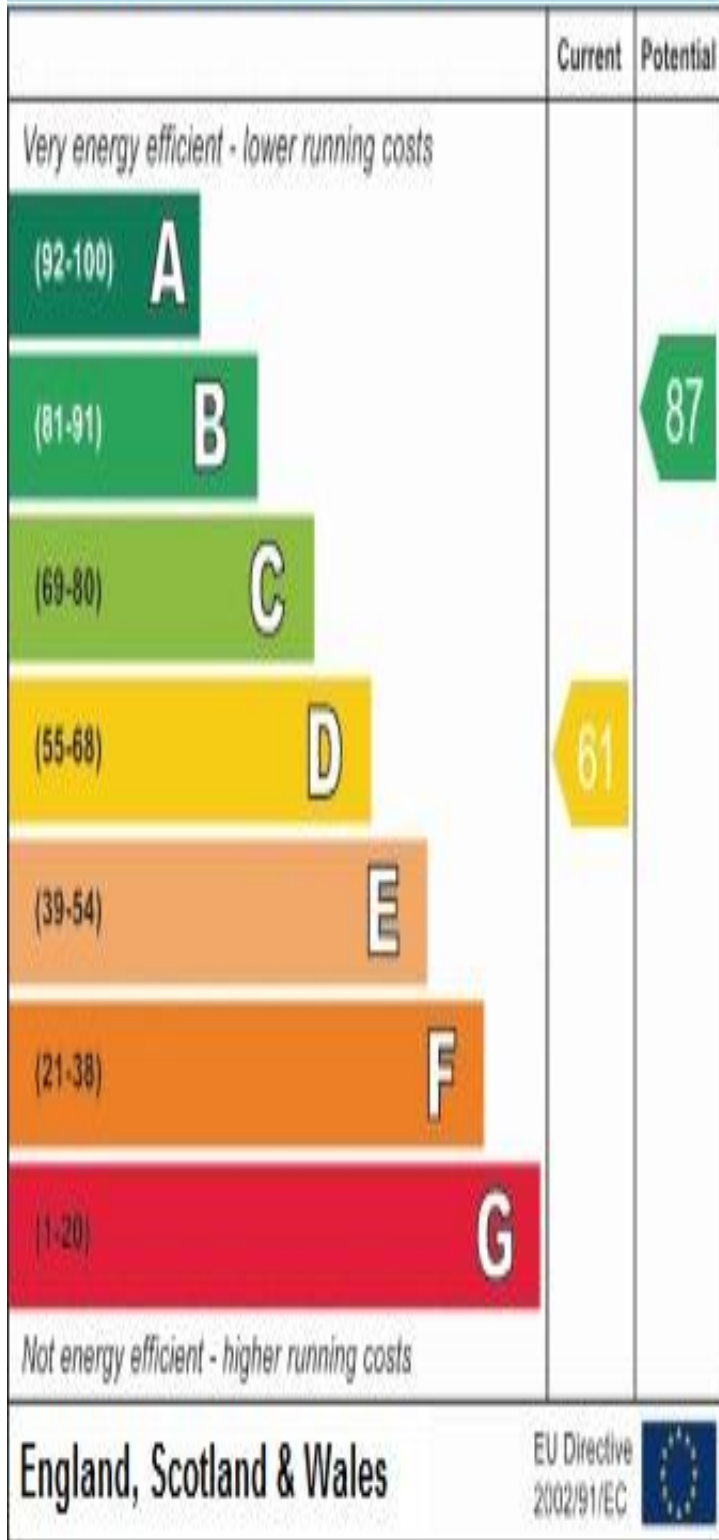
A spacious double sized master bedroom to the front of the property, decorated in neutral colours with a light brown carpet. Fitted with a uPVC double glazed window to the front aspect and warmed by a gas central heated radiator.

Bedroom 2 10' 0" x 5' 11" (3.06m x 1.81m)

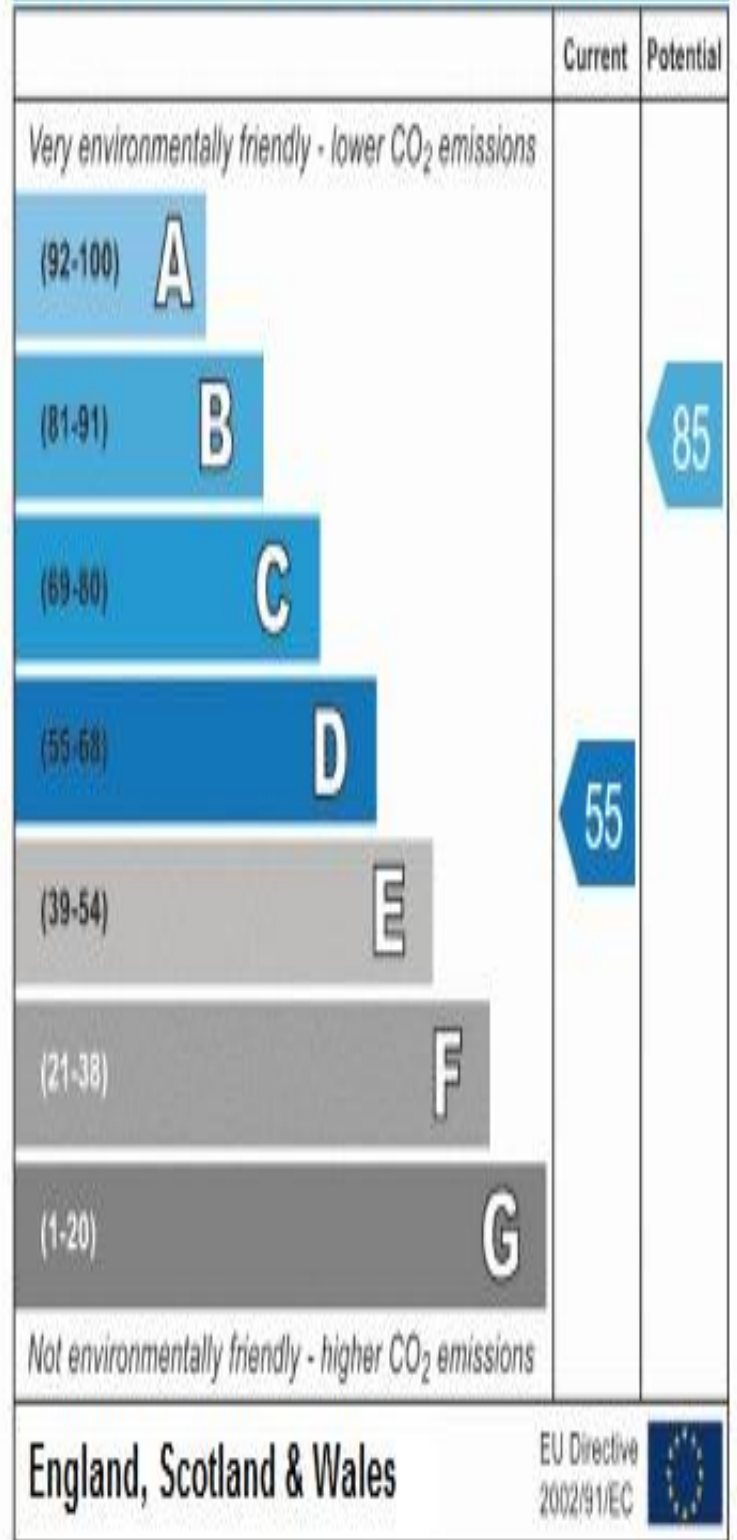
A single sized bedroom to the rear of the property, decorated in neutral colours with a light brown carpet. Fitted with a uPVC double glazed window to the rear aspect and warmed by a gas central heated radiator.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Reference:

Vernon_St

