



Victoria Road, Kearsley, Bolton, BL4 8NR

Monthly Rental Of £780

An extremely well presented, spacious 2 bedroom end terraced home, located on a quiet side street in the Kearsley area of Bolton in Greater Manchester. Within easy reach of the M60 motorway junction and Kearsley railway station, briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame electric fire and surround, a modern fully fitted kitchen in light grey with an integrated electric hob, oven and a chrome extractor hood with space for a good sized dining table and chairs, a rear porch and a fully enclosed cottage style rear yard. To the upper floor you will find a spacious Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen, a spacious double size master bedroom to the front of the property, with a single bedroom to the rear. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. EPC is band D. SORRY NO PETS OR SMOKERS ALLOWED. If you are on housing benefits, a full time working home owner guarantor must be provided. The guarantor must live locally to the property. The deposit is 5 weeks, (917 GBP)



ACCOMMODATION

Entrance Vestibule 3' 6" x 2' 11" (1.06m x 0.88m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door and a wooden internal door.

Lounge 14' 1" x 14' 0" (4.3m x 4.27m)

A spacious lounge to the front of the property, with a feature living flame electric fire and surround. Decorated in neutral colours with a light grey wood laminate floor. Plenty of space for modern furniture to fit easily. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 13' 1" x 14' 0" (4.0m x 4.26m)

A modern fully fitted kitchen in light grey with an integrated electric hob, oven and a chrome extractor hood. Decorated in neutral colours with a light grey wood laminate floor. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Porch 4' 11" x 6' 11" (1.51m x 2.1m)

A useful porch to the rear. Fitted with a composite rear entrance door and a double glazed window.

Rear Yard

A fully enclosed rear yard with a good sized patio area. Plenty of space for a garden table and chairs.

Family Bathroom 10' 0" x 6' 11" (3.06m x 2.1m)

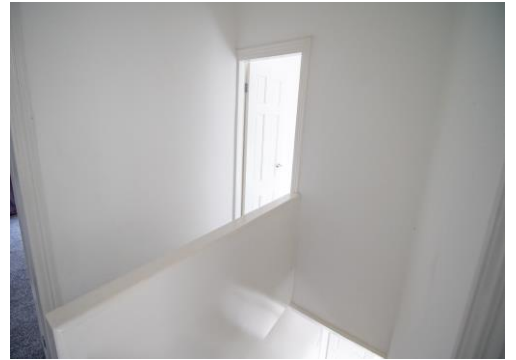
A modern, spacious Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in neutral colours with part tiled walls and a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.

Master bedroom 12' 5" x 14' 0" (3.78m x 4.27m)


A very spacious master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Plenty of space for fitted or free standing wardrobes. A double glazed window to the front of the property. Warmed by a gas central heated radiator.

Bedroom 2 14' 9" x 6' 11" (4.5m x 2.1m)


A single sized bedroom to the rear of the property. Decorated in neutral colours with a light grey carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(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		80
(69-80) C		
(55-68) D	65	
(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:

Victoria_Rd_Kearsley_June_2020_UPDATED

