

**Ceres Chase, Farnworth, Bolton, BL4 9EW****Monthly Rental Of £695.00**

GROUND FLOOR APARTMENT! 2 BATHROOM SUITES! A well presented 2 bedroom ground floor apartment located at Ceres Chase in the Farnworth area of Bolton in Greater Manchester. Offers easy access to local shops and supermarkets. The M60 motorway junction is only a minute away and Farnworth has a train station with a direct route into Manchester City Centre. Briefly comprises of the following, a secure key entry communal area, an entrance hallway, a spacious lounge, an open plan kitchen with an integrated gas hob, oven and a chrome extractor hood, and comes with a fridge freezer, washing machine and a dishwasher, 2 bedrooms, a double sized Master bedroom and one single bedroom, (The master bedroom has an en-suite shower room) and a family bathroom with a basin, toilet and a bath tub. Allocated Car Parking for one car the rear. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Sorry no pets or smokers allowed. If you are in receipt of housing benefits, a full time working home owner guarantor must be provided. The guarantor must live locally to the apartment. 5 weeks deposit (802 pounds) plus one months rent has to be paid



ACCOMMODATION

Lounge 14' 10" x 13' 7" (4.53m x 4.14m)

A spacious lounge to the front of the property. Decorated in grey and white, with a grey coloured carpet. 2 double glazed windows are fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 6' 7" x 10' 0" (2.0m x 3.04m)

A modern, open plan kitchen with an integrated gas hob, oven and a chrome extractor hood. A washing machine, fridge freezer and a dishwasher are also provided.

Master bedroom 8' 10" x 14' 9" (2.68m x 4.5m)

A double glazed Master bedroom to the rear of the property. Decorated in greys and white, with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

En-suite to the Master bedroom 5' 3" x 8' 8" (1.59m x 2.63m)

An en-suite bathroom to the Master bedroom. Comes with a basin, toilet and a walk in shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 2" x 8' 2" (2.5m x 2.5m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 10" x 5' 6" (2.08m x 1.67m)

A family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub. Warmed by a gas central heated radiator.

Entrance Hallway 9' 3" x 5' 7" (2.82m x 1.7m)

The entrance hallway.



