



Brookhouse Avenue, Farnworth, Bolton, BL4 9LY

Monthly Rental Of £625

How do you fancy living within the former home of World Cup Winner Alan Ball? (Blue Plaque attached to the wall on the front) A well presented 2 bedroom semi detached home located on Brookhouse Avenue in the Farnworth area of Bolton in Greater Manchester. Offering excellent transport links to Bolton and Manchester City Centre, briefly comprises of the following, an entrance lobby, a spacious lounge, a long galley style kitchen and a wrap around garden with patio area, grassed lawn, greenhouse and a gated driveway. To the upper floor, you will find 2 bedrooms, a very spacious double sized master bedroom and one single bedroom, plus 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. Sorry no smokers or pets allowed. DSS tenants must have a home owner guarantor who lives in the town. Please note due to COVID 19, a face mask or covering must be worn on any viewing.



ACCOMMODATION

Lounge

A spacious lounge to the front of the property. Recently redecorated in white with a feature chimney breast in blue with a grey wood laminate floor. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen

A galley styled kitchen to the rear of the property in grey with contrasting worktops. Recently redecorated in white with a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

The rear garden area with a patio area and a greenhouse.

Front garden

A landscaped garden to the front of the property.

Stairwell to the Upper Floor

The stairwell to the upper floor. Decorated in white with a brand new carpet in grey. Comes with a white painted banister rail and balustrade to the upper floor landing.

Master bedroom

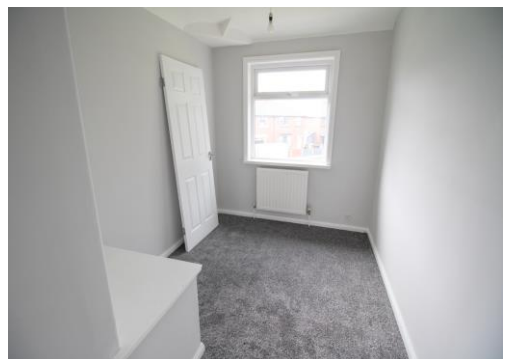
A double sized master bedroom to the rear of the property. Recently redecorated in white with a brand new carpet in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2


A single sized bedroom to the front of the property. Recently redecorated in white, with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom


A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub. Fully tiled walls with a grey vinyl floor. A double glazed window is fitted 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		
(69-80) C		76
(55-68) D	61	
(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		
(69-80) C		76
(55-68) D	61	
(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:

Brookhouse_avenue_rental

