



**Lords Stile Lane, Bromley Cross, Bolton, BL7 9JZ**

**Monthly Rental Of £600**

An extremely well presented 2 bedroom Semi detached home, with a driveway allowing for off road parking, located on Lord Stile Lane in the Bromley Cross area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, spacious lounge, a modern fully fitted kitchen with a separate dining area and a low maintenance rear garden. To the upper floor, you will find 2 bedrooms, a double sized master bedroom and one single bedroom, plus a modern family bathroom in white, including a basin, toilet and a bath tub with a shower over the bath and a shower screen. Comes with double glazed windows and doors throughout and warmed by gas central heating via a combi boiler. Viewings by appointment only with Bolton Properties. (Sorry no pets, smokers or DSS)





## ACCOMMODATION

### Lounge 13' 1" x 14' 2" (4.0m x 4.31m)

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

### Kitchen 8' 8" x 15' 11" (2.63m x 4.86m)

A modern fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, electric oven and a chrome extractor hood. Fitted with 2 double glazed windows to the rear aspect and warmed by a gas central heated radiator.

### Dining Area

A good sized dining area to the left of the kitchen.

### Rear Garden

A low maintenance garden to the rear of the property.

### Stairwell to the upper floor

The stairwell to the upper floor. Decorated in neutral colours with a brand new carpet in dark grey. Fitted with a white painted wooden banister rail.

### Upper Floor Landing

The upper floor landing area. Fitted with a double glazed window to the side aspect.

### Master Bedroom 9' 5" x 15' 11" (2.88m x 4.86m)

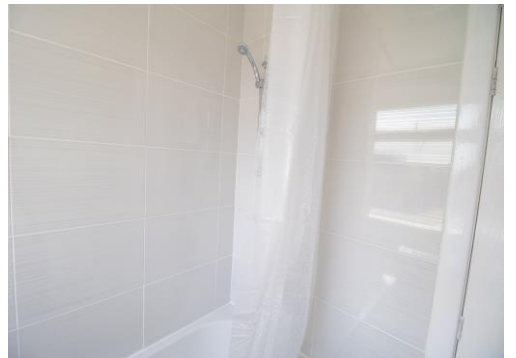
A double sized master bedroom to the front of the property, decorated in neutral colours with a brand new carpet in dark grey. Fitted with 2 double glazed windows to the front aspect and warmed by a gas central heated radiator.

### Bedroom 2 9' 2" x 9' 11" (2.80m x 3.01m)


A single sized bedroom to the rear aspect, decorated in neutral colours with a brand new carpet in dark grey. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.

### Family Bathroom 5' 10" x 6' 4" (1.77m x 1.93m)


A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Reference:

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