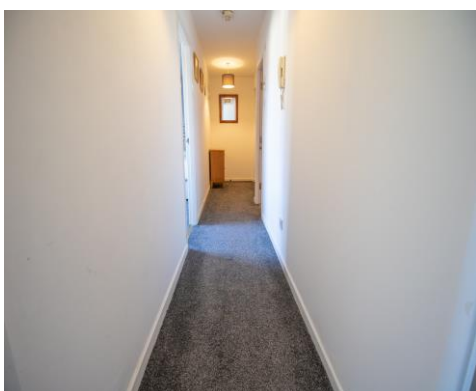




Lever House, Moorfield Chase, Farnworth, BL4 9DW

Monthly Rental Of £775

PLEASE NOTE THIS IS AN UNFURNISHED LET! IGNORE THE FURNITURE IN THE IMAGES, THEY ARE NOT INCLUDED. A well presented 2 bedroom top floor apartment, located at Lever House on the Moorfield Chase development, in the Farnworth area of Bolton, Greater Manchester. Offering excellent transport links into Bolton and Manchester City Centre, briefly comprises of the following, a secure key entry communal area, long entrance hallway, a spacious lounge, fully fitted kitchen with an integrated hob, oven and extractor hood, a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath, a very spacious double sized master bedroom and one single bedroom. Comes with double glazed windows and composite entrance door. Warmed by electric wall hung heaters. Off road parking is available to the rear for multiple vehicles. Sorry no pets or smokers allowed. If you are in receipt of housing benefits, you must provide a full time working home owner guarantor. The guarantor must live locally to the apartment. One months rent plus 5 weeks deposit of 894 must be paid and cleared before signing the tenancy agreement and collecting the keys.



ACCOMMODATION

Lounge 17' 9" x 10' 3" (5.40m x 3.12m)

A spacious lounge with neutral decor and a light oak wood laminate floor. Fitted with a double glazed window to the rear aspect and warmed by an electric wall heater.

Kitchen 6' 4" x 8' 3" (1.94m x 2.52m)

Fully fitted kitchen, including an integrated hob, oven and extractor hood. Plumbed in for a washing machine and space for a small fridge freezer.

Family Bathroom 6' 3" x 7' 0" (1.90m x 2.13m)

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. Part tiled walls and decor in pale blue.

Master bedroom 8' 4" x 15' 9" (2.55m x 4.79m)

A very spacious, double sized master bedroom, decorated in yellow with a beige coloured carpet. Space for fitted or free standing wardrobes (out of shot)

Bedroom 2 8' 5" x 6' 11" (2.57m x 2.11m)

A single sized bedroom, decorated in yellow, with a light oak wood laminate floor. Fitted with a double glazed window to the rear aspect and warmed by a wall hung electric heater.

Entrance Hallway 23' 5" x 3' 8" (7.13m x 1.12m)

A long entrance hallway with a lobby to the far end. Decorated in neutral colours with a patterned wine coloured carpet.

Communal Area

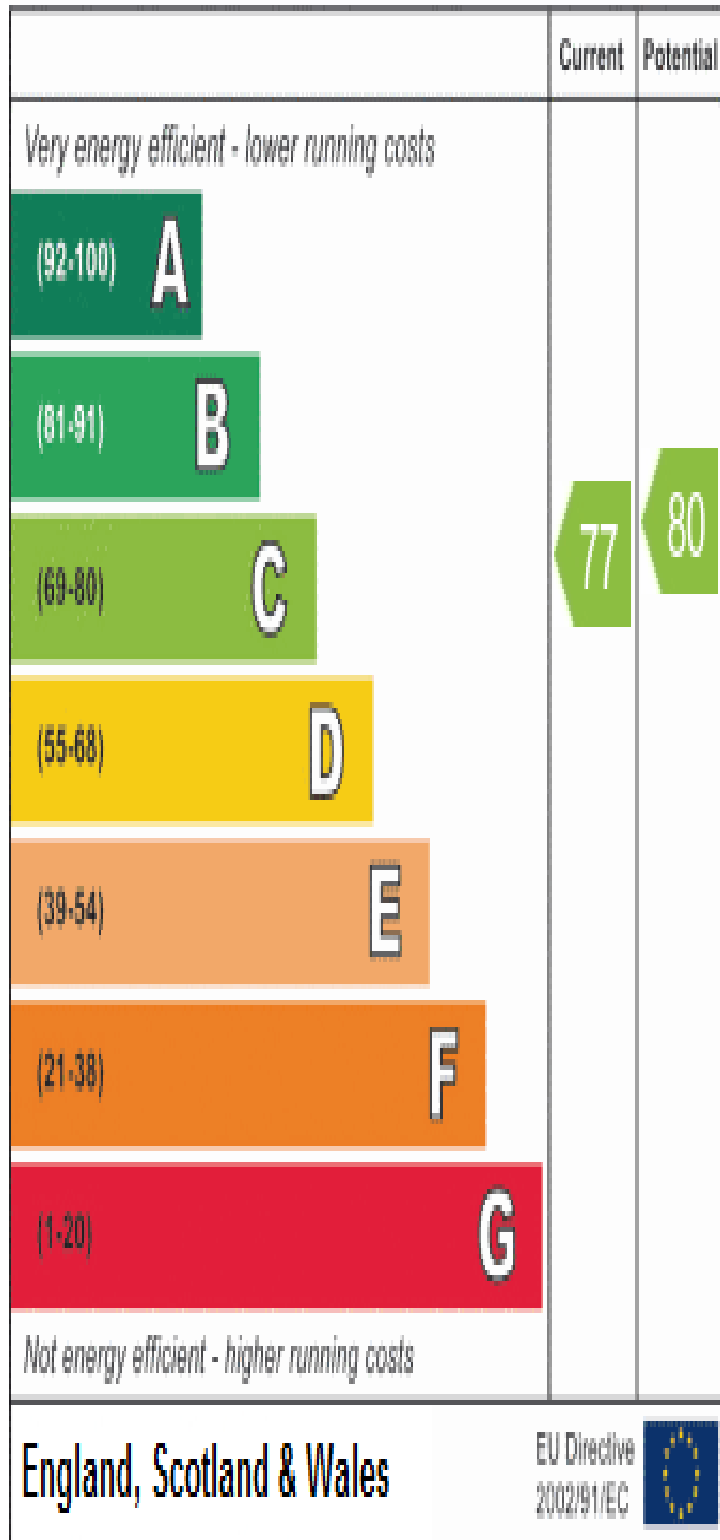
A secure key entry communal area.

Off road parking

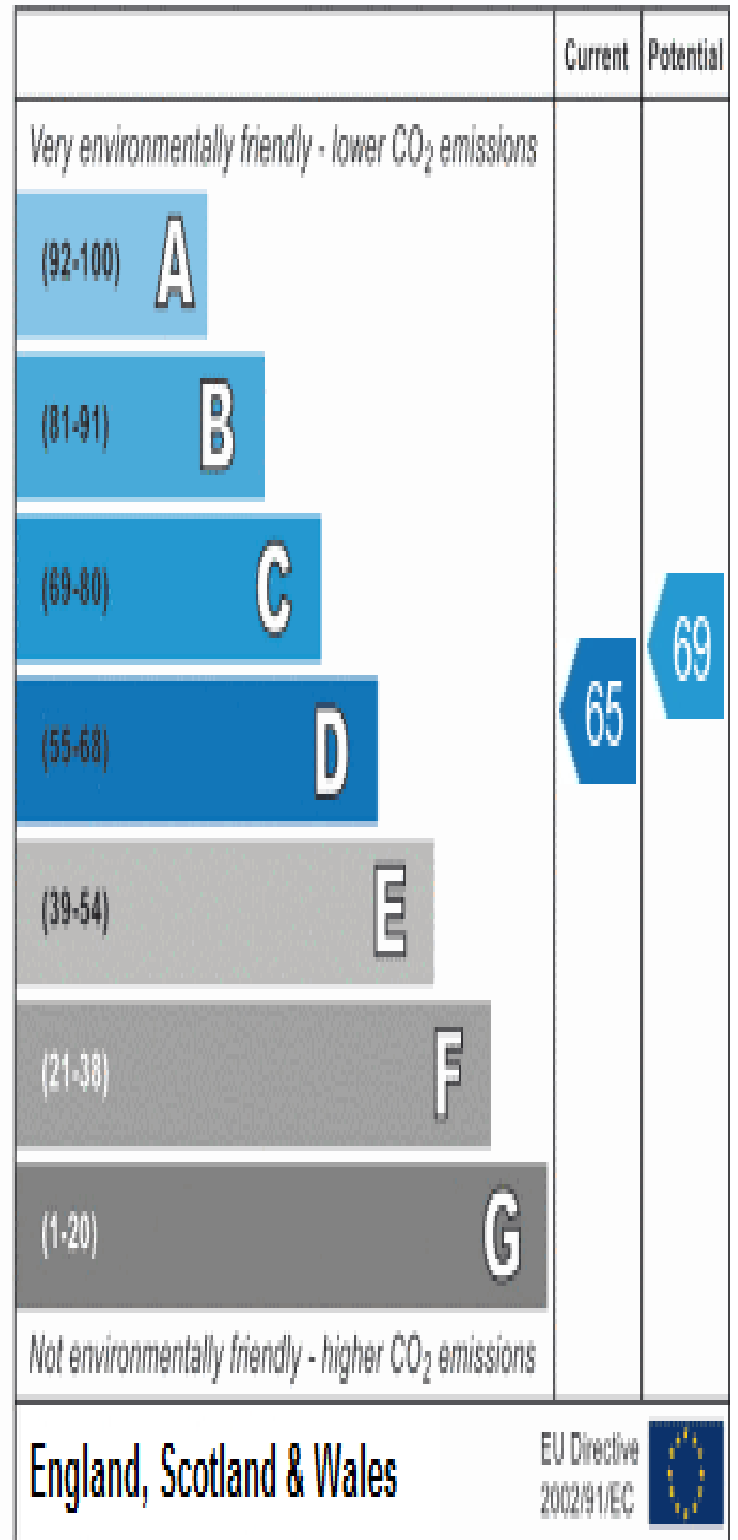
A large car park to the rear of the property, with space for multiple vehicles.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Reference:

lever_house_top_floor_new_jan_2020

