



Stoneclough House, 21-27 Churchgate Bolton, BL1 1HR

Monthly Rental Of £775

PART FURNISHED WITH INTEGRATED WHITE GOODS, SOFA, BED FRAME. A modern top floor 1 bedroom apartment located on Churchgate in Bolton town centre. (The apartments have a secure key fob entry and lifts to the upper floor.) Briefly comprises of the following, an entrance hallway, an open plan lounge, open plan modern kitchen, double sized bedroom and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a walk in shower cubicle. Double glazed windows, with electric wall heaters. Offers easy access to the centre of Bolton, and only a short walk to Bolton train station with a direct route into Manchester City Centre. Sorry no students, 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 apartments. EPC is Band D. The deposit is 5 weeks rent, 894 GBP and a months move in money, payable and cleared before move in. We only take bank transfers for payment.



ACCOMMODATION

Lounge 8' 6" x 10' 2" (2.58m x 3.09m)

An open plan lounge, decorated in neutral colours with a grey carpet. Comes with a sofa included. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.

Kitchen 5' 11" x 11' 10" (1.81m x 3.60m)

A modern, open plan kitchen, adjacent to the lounge. Comes with an integrated fridge/freezer, washing machine, hob and oven.

Bathroom 5' 0" x 7' 8" (1.53m x 2.33m)

A modern bathroom with a 3 piece suite, including a vanity basin, toilet and a walk in shower cubicle. Warmed by a chrome towel holder.

Bedroom 7' 9" x 10' 2" (2.36m x 3.1m)

A double sized bedroom, with a bed frame, wardrobe and side drawers included. Fitted with a double glazed window to the rear aspect. Warmed by an electric wall heater. Decorated in neutral colours with a grey carpet.

Secure key fob communal entrance

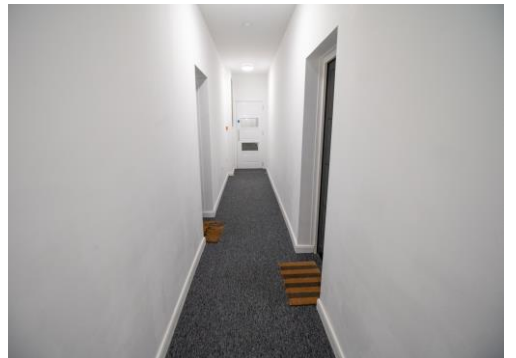
A secure key fob entry communal entrance area with post boxes included.

Lifts to the upper floor

Lifts lobby on floor 4.

Stairwell to the upper floors

Option to use the stairs from floor 4 (top floor) and the ground floor.



Energy rating and score

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating

Properties get a rating from A (best) to G (worst) and a score. The better

