



11 Reed Close, Farnworth, Bolton, BL4 7EF

£650pcm

An extremely well presented 2 bedroom, upper floor flat, with allocated off road parking, located on Reed Close in the Farnworth area of Bolton. Briefly comprises of the following, an entrance hall, spacious lounge, open plan modern fully fitted kitchen with integrated hob, oven and extractor hood, a double sized master bedroom with wardrobes and 1 single bedroom, plus a modern bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Double glazed windows through and warmed by gas central heating. Offers easy access to the centre of Farnworth and the M60 and M61 motorway junctions. A months rent plus 750 pounds deposit must be paid before the keys can be collected, subject to the vetting procedures being passed. Sorry no pets or smokers allowed. If you are in receipt of housing benefits, a full time working home owner guarantor must be provided who lives locally to the property. Annual income must be at least £20,000pa



ACCOMMODATION

Entrance Hall

Lounge

Spacious lounge, radiator, PVC double glazed window

Kitchen

Open plan, modern, fully fitted kitchen with integrated hob, oven and extractor hood

Bedroom 1

A double sized, master bedroom with wardrobes, radiator, PCV double glazed window

Bedroom 2

Single bedroom, radiator, PCV double glazed window

Bathroom


A modern bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath

Parking


Allocated off road parking



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(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	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Reference:

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