



Buckley Lane, Farnworth, Bolton, BL4 9PF

Monthly Rental Of £695.00

An extremely spacious, modern ground floor apartment, located on Buckley Lane in the Farnworth area of Bolton in Greater Manchester. Offering easy access to local shops, supermarket and the M60 motorway junction, briefly comprises of the following, an entrance lobby, 2 very spacious open plan reception rooms, a modern open plan kitchen in grey, a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a shower cabinet, a double sized master bedroom (includes an en-suite bathroom) and 1 single bedroom. Comes with double glazed windows and doors throughout. Warmed by electric wall heaters throughout. EPC is Band D. Deposit is 5 weeks, 802 pounds plus one months rent to be paid before collecting the keys and signing the contract. 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 property.



ACCOMMODATION

Lounge 23' 5" x 14' 6" (7.14m x 4.42m)

A spacious lounge to the front of the property.

Reception Room 2 22' 4" x 10' 8" (6.8m x 3.25m)

A second reception room to the rear of the property.

Kitchen 7' 4" x 8' 0" (2.24m x 2.45m)

An open plan modern kitchen.

Family Bathroom 8' 1" x 6' 4" (2.46m x 1.94m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a shower cabinet.

Master bedroom 11' 3" x 10' 4" (3.42m x 3.14m)

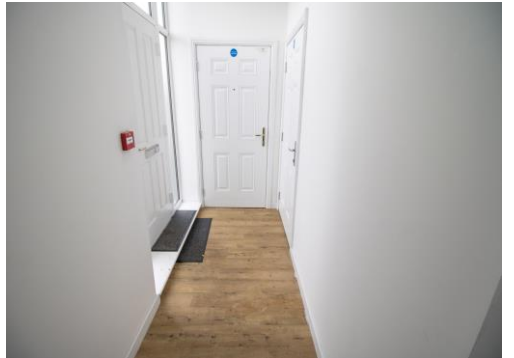
A double sized Master bedroom to the rear of the property.

En-suite to the Master bedroom 3' 5" x 4' 2" (1.03m x 1.27m)

The en-suite bathroom to the master bedroom.

Bedroom 2 11' 11" x 8' 6" (3.64m x 2.6m)

A single sized bedroom to the rear of the property.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 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 the rating and score, the lower your energy bills are likely to be.

