



Harrowby Street, Farnworth, Bolton, BL4 7DF

Monthly Rental Of £985.00

BRAND NEW KITCHEN AND BATHROOM! NEW DECOR, FLOORING AND CARPETS THROUGHOUT! A superb, fully refurbished 3 bedroom semi detached home, located on Harrowby Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and hallway, 2 reception rooms, modern fully fitted kitchen with an integrated electric hob, oven and an extractor hood, a double glazed conservatory and a low maintenance garden to the side and rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus 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 and a glass shower screen. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Sorry no 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 property. The deposit of 1,136 and the first months rent must be paid and cleared before you sign the tenancy agreement and collect the keys. EPC is Band D.



ACCOMMODATION

Entrance Hallway 12' 10" x 6' 5" (3.92m x 1.95m)

The entrance hallway to the front of the property.

Lounge 12' 4" x 12' 0" (3.75m x 3.66m)

A spacious lounge to the rear of the property.

Reception Room 2 13' 5" x 12' 2" (4.08m x 3.70m)

A second reception room to the front of the property.

Kitchen 16' 7" x 6' 5" (5.06m x 1.95m)

A brand new fully fitted kitchen to the rear of the property, with an integrated electric hob, oven and an extractor hood. A brand new washing machine is also included.

Conservatory 7' 10" x 10' 5" (2.38m x 3.18m)

A double glazed conservatory to the rear of the property.

Family Bathroom 7' 2" x 6' 6" (2.19m x 1.98m)

A brand new Family bathroom with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen.

Master bedroom 12' 7" x 11' 5" (3.84m x 3.47m)

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

Bedroom 2 10' 9" x 10' 10" (3.27m x 3.30m)

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

Bedroom 3 8' 2" x 6' 8" (2.5m x 2.04m)

A single sized bedroom to the front 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		71 C
55-68	D	57 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.

