

3 Bed Semi-Detached In Milton Cresnet Farnworth, Bolton, BL4 9SY £1,200 Monthly





SHORT DESCRIPTION

Property Ref: 17378 This beautifully presented property offers a contemporary living space. Downstairs, You enter the property straight into the hall-porch, with the kitchen-diner to the back and the living room to the left. The open-plan kitchen-diner offers great convenience for family life, and there is a useful downstairs toilet. Patio doors open into the kitchen and the good-sized lawned garden. The hall also has a very useful small toilet-shower with a shower, toilet, and wash basin. Laminated flooring runs throughout the lower level, making it very low maintenance. Kitchen Diner. Included is a fully fitted wrap-around kitchen with a gas cooker, including a gas hob, grill, and extractor. The kitchen is in a modern grey-and-white colour scheme. Upstairs. The whole area upstairs is carpeted in neutral tones, as is the whole house. On the left upstairs are 2 two generous double bedrooms. Off the landing, the family bathroom has a bath with shower and screen, a wash basin and a toilet. Outside. The rear garden has a large lawn for ball games and fun, plus a concrete-tiled patio for entertaining guests. The front also has a lawn with some bushes. Property Type: Semi-detached Full Renting price: £1200.00 Pricing Options: Fixed price Council tax band: A EPC rating: D Measurement: 979.516 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	91 square metres

Rules on letting this property

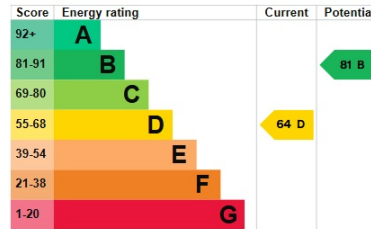
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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