



**Alfred Street, Farnworth, Bolton, BL4 7JT**

**Monthly Rental Of £850.00**

A recently fully refurbished 2 bedroom mid terrace home, located on Alfred St in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links, the M60 motorway junction and Moses Gate Railway station are only a minute away from the property. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a brand new fully fitted kitchen and a good sized low maintenance yard to the rear. To the upper floor you will find 2 bedrooms, a spacious double sized master bedroom and one single bedroom, plus a family bathroom with a basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Sorry no pets or smokers allowed. EPC is band C If you are in receipt of housing benefits, you must provide a full time working home owner guarantor who lives close by to the property. The deposit is 5 weeks rent, (980 pounds) plus a month rent move in money payable together and cleared before signing the tenancy agreement and collecting the keys.



## ACCOMMODATION

### **Entrance Hallway** 15' 11" x 3' 9" (4.86m x 1.14m)

The entrance hallway.

### **Lounge** 14' 11" x 11' 8" (4.55m x 3.55m)

A spacious lounge to the front of the property.

### **Reception Room 2** 15' 6" x 11' 7" (4.72m x 3.53m)

An open plan second reception room to the rear of the property.

### **Kitchen** 12' 4" x 7' 6" (3.76m x 2.28m)

A brand new fully fitted kitchen with an integrated electric hob, oven and a chrome extractor hood. Please note, white goods are not provided.



### **Rear Yard**

A low maintenance yard to the rear.



### **Master bedroom** 13' 5" x 15' 1" (4.1m x 4.6m)

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

### **Bedroom 2** 15' 6" x 9' 6" (4.72m x 2.9m)

A single sized bedroom to the rear.



### **Family Bathroom** 9' 6" x 6' 6" (2.9m x 1.97m)

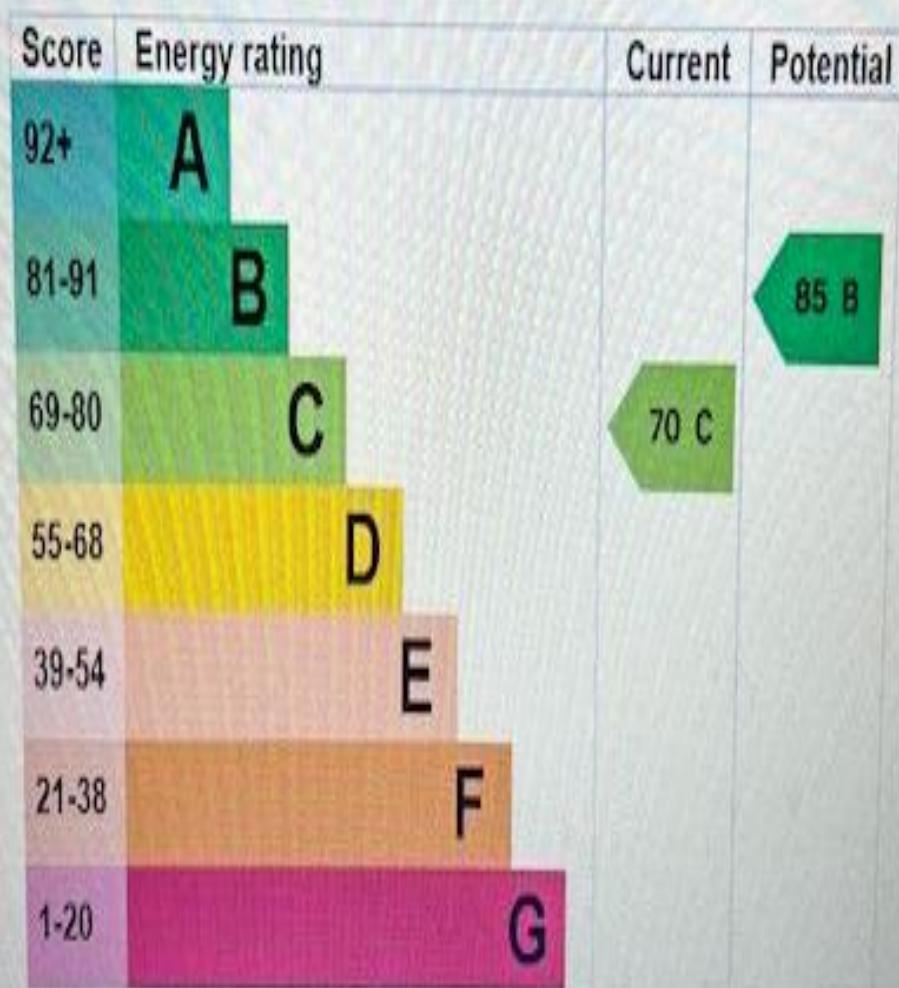
A modern Family bathroom with a basin, toilet and a walk in shower.



# Energy rating and score

This property's current energy rating is C. 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.

