



**Trafford Street**  
Bolton, BL4 7PQ

**Rental £475 Monthly**  
**5 Bedroom House**  
**Available 05 August 2024**

Stockport, Suite B - 7th Floor, Beckwith House, 1-13 Wellington Road, Stockport, SK4 1AF  
Email: [happytohelp@abodeltd.co.uk](mailto:happytohelp@abodeltd.co.uk) | Tel: 0161 883 2525

Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

\* Furnished

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## Situation

This converted property has been carried out to a very high standard. Ideally located for motorway/transport links, With a bus stop only a couple of minutes away you can also be in Manchester Piccadilly within 30 minutes.

Each of the 5 luxury bedrooms have been decorated and includes furniture (wardrobe, drawers, bed, mattress and bedside cabinet).

The kitchen is fully fitted and comes with all the essentials. With oven and hob, fridge freezer, microwave, vac, kettle, pots, pans, plates, glasses and cutlery.

Inclusive of all bills including Super Fast Virgin Cable WIFI.

Small front garden and sunny back yard.

Sorry No Students

References required including a credit check

SINGLE OCCUPANTS ONLY


## Accommodation

All measurements are approximate.

## Directions

## Further Information

The deposit required is £500

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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