



## Bolton Road

, Salford, M6 7HL

# Rental £650 pcm

10 bedroom House available 01 July 2026

SnugPads, St. James House 5th Floor, Pendleton Way, M6  
5FW

[info@snugpads.com](mailto:info@snugpads.com)

# 01613272627

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00

Wed 09.00 - 17.00; Thurs 09.00 - 17.00

Fri 09.00 - 17.00; Sat Closed; Sun Closed

- \* Furnished
- \* Washer Dryer
- \* 3 Bedroom Student Property

- \* Large Screen TV
- \* Simple Online Tenancy Application
- \* All Bills Included + Fibre Optic Broadband

- \* Close to University
- \* Local shops short walk

## Description

Are you a group of 3 or 4 University students looking for your ideal student house share for next academic year? Stop the search and check this place out! Fully furnished 3 and 4 bed clusters in a large student property that has a total of 10 bedrooms that are split into 3, 3 and 4 beds and span over separate floors to suit each group size. Each cluster has its own kitchen and bathroom. Book any number of rooms in this house for you and your friends for next year. The property has a total of 3 bathrooms and 1 separate w.c in total The property is within walking distance of the University, local shopping centre and bus routes to the university and City Centre. Lounge comes with a large screen TV. Parking available. More Details; Rent: £150ppw All bills are included into the cost per week which are Electric, Gas, Water, TV Licence and unlimited Wi-Fi internet. Deposit: £200 per tenant and the applicant will also need to provide a suitable guarantor. Tenancy Dates: 1st July - 30th June Move in: 8th July About Us? SnugPads is an online Student Property Management and Letting Agency. Helping students in Salford and Manchester with their housing needs. For more properties visit our website Snugpads.com What next? Call or email us to arrange a viewing at your earliest convenience. Like the look of the place? Request an application from our website Snugpads.com How to calculate the monthly student rent? If your weekly rent is £90 per week per student tenant multiply this by 52 (weeks in the year), and divide it by 12 (months in the year). Hence  $£90 \times 52 = 4,680 / 12 = £390.00$  per calendar month. Property Advert Disclaimer These particulars, whilst Property Ref: inst-1324

All measurements are approximate.

## Further Information

The deposit required is £200

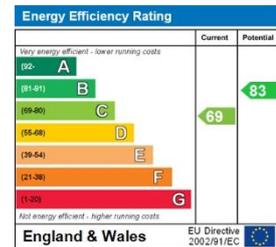
The bills included in the rent are Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Student

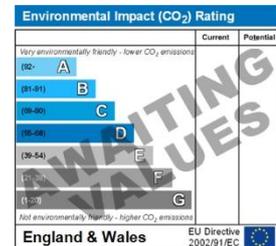
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 19/03/2026

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers.