

86 Greenstone Avenue, Horwich, Bolton, Lancashire, BL6 5SJ



£1,650 Per Calendar Month

This superb four-bedroom detached property occupies a generous plot at the end of this popular residential estate. It is immaculately presented throughout and has been tastefully finished with quality fixtures and fittings. It comprises; entrance hallway, downstairs w.c., lounge with feature wall panelling, open plan living kitchen, which is fitted with stunning navy-blue cabinets and granite worktops. There is a Stoves range cooker, an additional oven, and integrated appliances including a fridge, freezer, and dishwasher. Off the kitchen, there is a sizeable conservatory that is currently used as a playroom. Upstairs offers four generous double bedrooms, the master with en-suite shower room. The other bedrooms benefit from fitted wardrobes and there is a three-piece family shower. Outside, there is an extensive resin driveway with parking for three cars, single garage with power and light. To the rear is a private garden that is not overlooked and benefits from a resin patio area and a lawned garden leading to a tiered terrace area. There are outside sockets to the front and rear. The property is well located for Middlebrook Retail Park, the M61 and Horwich Parkway or Blackrod Interchange train station. It is within walking distance of well-regarded schooling from primary to secondary education. Horwich Centre is to hand with local businesses, shops, cafes, pubs and restaurants. Internal and external inspection is simply a must to fully appreciate. 6 month tenancy to start off with. Council Tax Band E

- Four Bedroom Detached Property
- Local to Amenities
- Council Tax Band E
- Well Presented Throughout
- Integrated Kitchen Appliances
- Deposit £1730





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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