

33 Tomlinson Street, Horwich, Bolton, Lancashire, BL6 5QR



£850 Per Calendar Month

Located within easy access of the town centre this renovated terraced property offers excellent accommodation. Comprising :- Lounge, dining kitchen. to the first floor there are two generous bedrooms and bathroom with three piece modern white suite. Outside to the rear is a paved courtyard. The property benefits from gas central heating and double glazing. Viewing is essential to appreciate the size of property on offer. Available now,. Sorry no pets excluding assistance dogs.

- 2 Generous Bedrooms
- Double Glazing
- Available beginning of March
- Fully Renovated
- Fitted Kitchen
- EPC Rating - C

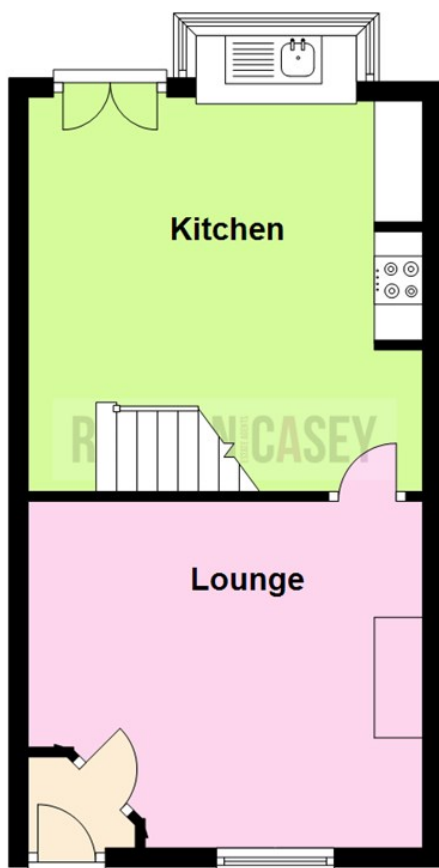






Ground Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

