

## Room 4, 1 Corn Mill Drive, Farnworth, Bolton, BL4 9EN



**£550**

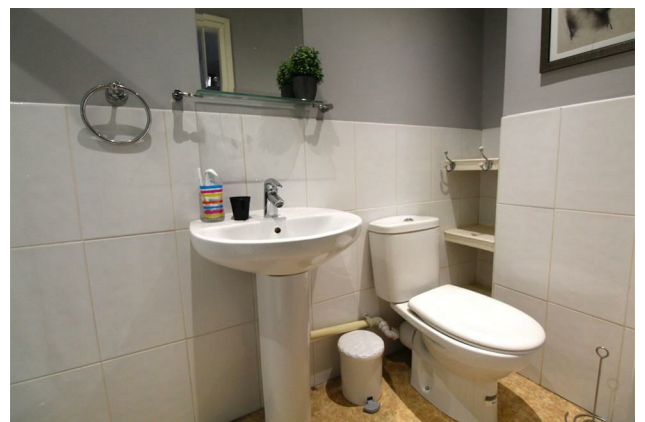
### \*\*\*\*\* BEDROOM IN A SHARED HOUSE\*\*\*\*

**AVAILABLE NOW** This modern town house has been converted into 5-bedroom house share. The property is maintained to a good standard throughout and offers excellent accommodation. Each bedroom is fully furnished with a double bed free standing wardrobes, drawers and desk space. Each room has its own en suite shower room and is accessed via a privately keyed lock. The communal areas include conservatory with TV and comfortable sofas, fitted kitchen diner with private cupboards, individual fridges, washing machine and tumble dryer. The house also has the added benefit of unlimited wireless broadband, along with a gardener and cleaner. The location of the property is ideal for tenants wanting to commute into Bolton Town Centre or Manchester City Centre as it offers great access to motorways, and rail and bus links. The property is also situated within walking distance of shops, Tesco super market, bars and restaurants. All bills and Wi-Fi are included in the weekly rent. Please call to arrange a viewing early to avoid disappointment. Deposit £548

- 2nd Floor Room
- En Suite Shower Room
- ALL BILLS INCLUDED
- EPC Rating C
- Furnished with Double Bed Wardrobe and Desk
- Communal Kitchen and Conservatory
- WIFI
- INDIVIDUAL OCCUPANTS ONLY







| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                       |
|-----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                       |
| (92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

