

# Harrisons

ESTATE AGENTS



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**34 Melbourne Road**  
Bolton BL3 5RN

**Monthly Rental**  
**Of £465**

**34 Melbourne Road,**  
Bolton, BL3 5RN.

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\*\*\*Available February\*\*\* This fantastic 2 bedroom mid-terrace property will be available in February 2018. Recently modernised throughout, offering 2 DOUBLE bedrooms, a MODERN kitchen / diner and Gas central heating. Tel 01204 659670 [www.harrisonsnet.co.uk](http://www.harrisonsnet.co.uk)



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## SUMMARY

Available February 2018

Family Lounge

Gas Central Heating

Kitchen / Diner

2 Double Bedrooms

Close to Local Schools





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IMPORTANT: We would like to inform prospective purchasers that these sale particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for the furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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## Description

### **Entrance Porch** 3' 3" x 3' 3" (1m x 1m)

Gas meter box location, carpet flooring.

### **Lounge** 16' 11" x 14' 11" (5.16m x 4.54m)

Double glazed bay window, double panel radiator, TV connection, carpet flooring, ceiling light.

### **Kitchen/Breakfast Room** 12' 4" x 14' 11" (3.75m x 4.55m)

Fully fitted beech kitchen, plumbing for washing machine, free standing electric cooker, double glazed window units x2 to the rear. Timber frame rear door, ceiling light, lino flooring, splash back tiles in white, dark laminate work surfaces, double panel radiator.

### **First Floor Landing** 4' 11" x 8' 2" (1.5m x 2.5m)

Carpet flooring, smoke alarm, LED ceiling light.

### **Master bedroom** 11' 11" x 14' 10" (3.63m x 4.53m)

Large double bedroom, double panel radiator, double glazed front window with opener, ceiling light.

### **Bedroom 2** 14' 3" x 9' 5" (4.35m x 2.88m)

Double bedroom, double glazed window unit with opener, loft hatch, combi boiler. Double panel radiator, carpet flooring.

### **Bathroom** 9' 6" x 4' 11" (2.9m x 1.5m)

3 piece white bathroom suite, lino flooring, single panel radiator, double glazed frosted window unit with opener, splash back tiles in white. Chrome power shower, ceiling light and extractor.



