



pearson  
ferrier®



212 BLACKBURN ROAD  
Bolton, BL7 9SR  
£975 Per Month

# 212 BLACKBURN ROAD

## Property at a glance

- AVAILABLE NOW
- TWO BEDROOM COTTAGE
- DESIGNATED PARKING FOR ONE CAR AT THE REAR
- LONG TERM TENANCY PREFERRED
- VILLAGE LOCATION
- NEW CARPETS
- COUNCIL TAX BAND C
- EPC RATING C

\*\*\*AVAILABLE NOW\*\*\*

A beautifully presented stone built, two bedroom mid cottage, located in this highly regarded village setting, within easy reach of local schools and amenities and access for Bolton and surrounding centres. Warmed by gas fired central heating and double glazing throughout. The accommodation briefly comprises; entrance into living room, fitted kitchen, first floor two double bedrooms and a family bathroom. Outside there is a raised garden with parking for one car to the rear.

## ADDITIONAL INFORMATION:

The EPC rating is band C. Council tax band C.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





Bury Office  
 435/7 Walmsley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

