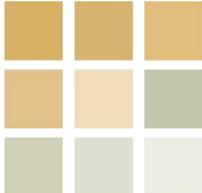




pearson
ferrier®



37 QUEENS AVENUE
Bolton, BL7 9BL
£950 Per Calendar Month

37 QUEENS AVENUE

AVAILABLE MID FEBRUARY This immaculate mid terraced property has recently undergone an extensive programme of refurbishment creating a bright modern family home in the heart of Bromley Cross. Located within a couple of minutes walk of the various shops, bars and restaurants it is also only a short stroll from the Railway Station and local schools, as well as having a small park at the end of the road.

The accommodation on offer comprises briefly a bright lounge with modern grey carpets, a top of the range fitted kitchen with integrated appliances. To the first floor are two well proportioned rooms with the main one being particularly spacious. The shower room has been recently fitted and comprises a W.C. wash hand basin in vanity unit and a walk in shower with a rainfall style showerhead. To the rear is a larger than expected, fully enclosed yard. The property comes UNFURNISHED and is available towards the second half of February.

Council Tax Band B & EPC Rating D

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

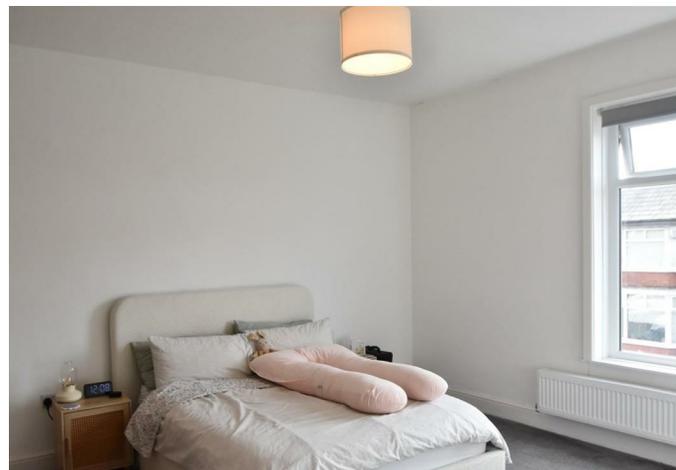


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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 (CO₂) 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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	









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

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.

