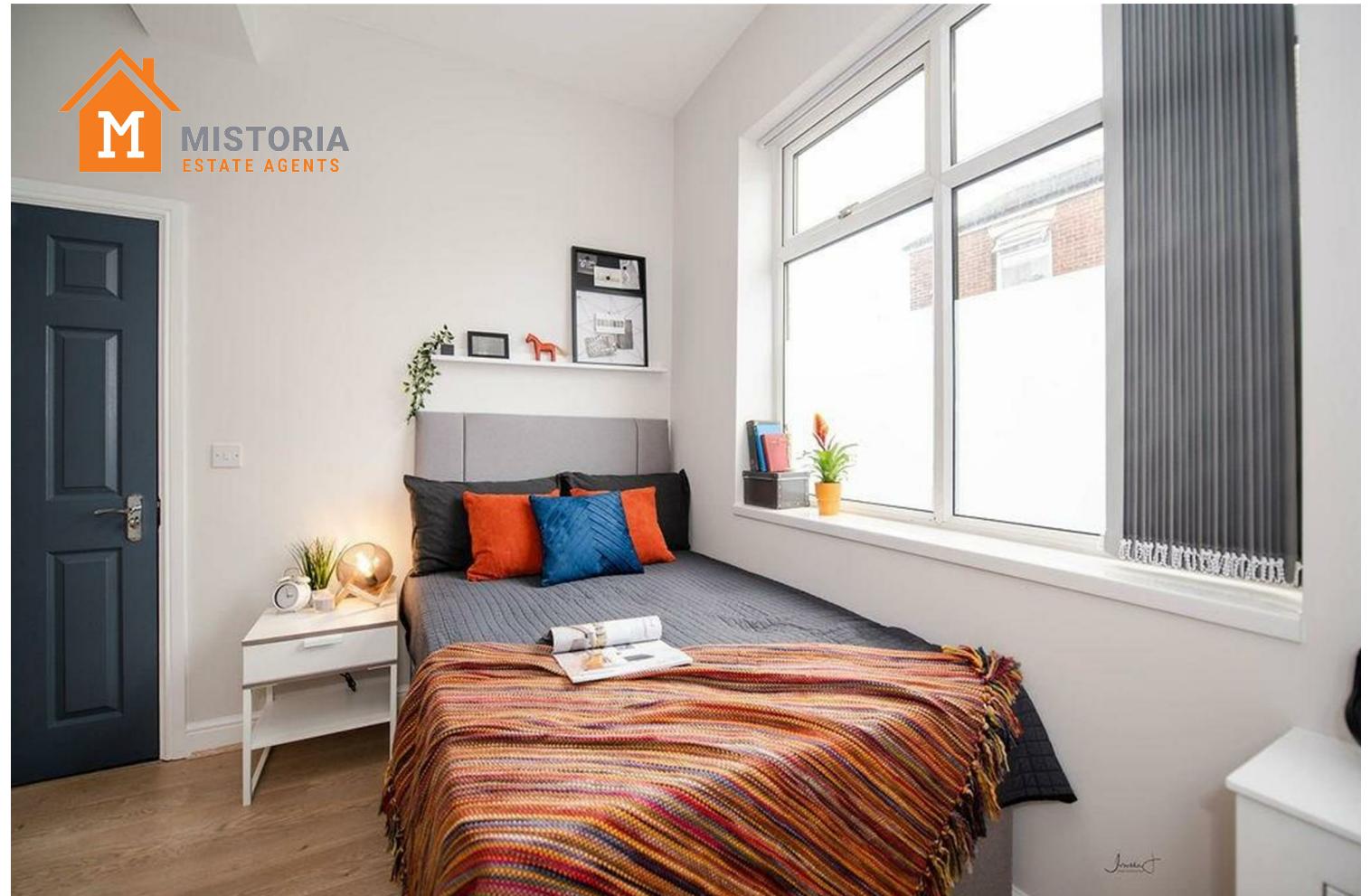




MISTORIA  
ESTATE AGENTS

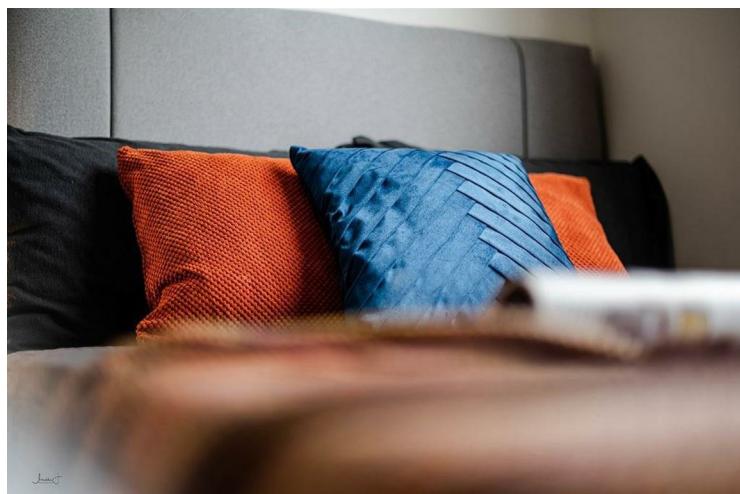


## Room 1 51 Park Street Bolton

£476 Per

2 ROOMS AVAILABLE FROM £105.00PPW

Attractive house share. Finished to a good standard, Benefiting from double glazing and gas central heating, fully furnished. Close to the Hospital ,shops, transport links and amenities. All bills included . Viewing is essential to appreciate the standard



- 5 Bedrooms from £105pppw • Built in Oven and Hob • Close to Town Centre • Double Glazing • Gas Central Heating • Two En Suite Rooms • Immaculate Presentation • All bills Inc

#### Kitchen Diner

Double glazed window to front, fully fitted high gloss kitchen, fridge freezer, washing machine dining chair and chairs, radiator TV.

#### Bedroom 1

Double glazed window to front, radiator, radiator.

#### Bedroom 2 En Suite

Double glazed window to rear, radiator, furnished, shower cubicle, WC, wash hand basin Chrome heated towel rail.

#### Landing

#### Bedroom 3 En Suite

Double glazed window to front, radiator, shower cubicle, WC wash hand basin chrome heated towel rail.

#### Bedroom 4

Double glazed window to front, radiator

#### Bathroom

Shower cubicle, WC, wash hand basin, chrome towel rail.

#### Bedroom 5

Double glazed window to rear, radiator.

#### Outside Space

Enclosed yard to rear, with space for seating area.

#### Hallway

Double glazed entrance door, radiator.

#### Full Description

ATTRACTIVE HOUSE SHARE. - ONE NON EN-SUITE ROOM AVAILABLE NOW

Mid terraced property, fully furnished, gas central heating, double glazing and all bills including WI-FI included in room rent. This property comprises,:- entrance hallway, fully fitted kitchen diner, en suite bedroom, and a further double bedroom. To the first floor there are a further three double bedrooms one of which is en suite and a family bathroom. These rooms are finished and furnished to an exacting standard to suit the professional market. The property is situated close to local shops amenities and transport links. Viewing is essential to appreciate.

**Disclaimer:** The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and



acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

