

24 Mellor Grove, Smithills, Bolton, Lancashire, BL1 6DA



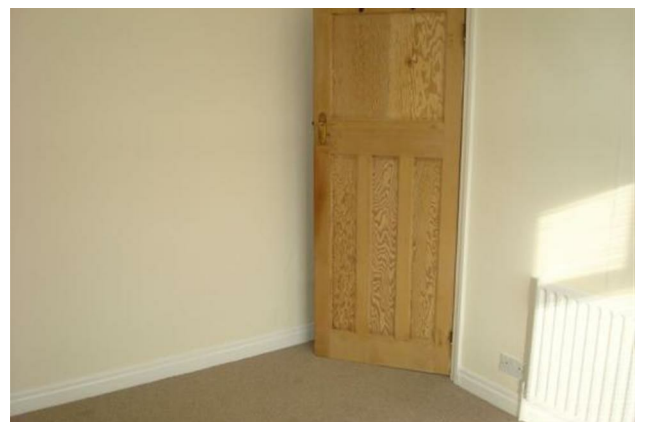
## £595 Per Month


Situated just off Chorley Old Road, Smithills is this two bedroom mid terrace property that would be ideal for a professional couple or small family. It is convenient for local amenities; accessible to good transport links including Bolton Railway Station and M61 motorway and just a few minutes drive from Bolton town centre. It comprises of lounge with feature fireplace, dining kitchen with fitted units, oven & hob. Upstairs offers two double bedrooms, stylish bathroom with modern white suite with shower over bath. Further benefits include double glazing and gas central heating.

- Two Bedroom Mid Terraced
- Dining Kitchen
- Offered To Let Unfurnished
- Living Room
- Modern Bathroom







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	