

# REDMAN CASEY ESTATE AGENTS

Flat 6, 101 High Street, Belmont, Bolton, Lancashire, BL7 8AJ



**£1,000 Per Calendar Month**



### **Communal Entrance Hall**

Intercom controlled access door leading to entrance hall with mail boxes and staircase access to other floors

### **Entrance Hall**

Door to:

### **Open Plan Lounge Kitchen 30'0" x 16'4" (9.14m x 4.99m)**

Fitted with a matching range of modern grey base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, built-in eye level electric fan assisted oven, four ring hob with down draft extractor, two double radiators, vinyl flooring to kitchen area carpet to lounge area, sloping ceiling with recessed low-voltage spotlights and velux skylights, uPVC double french doors smoked glass 'juliet' balcony offering views across open countryside, door to built-in boiler cupboard, housing wall mounted gas combination serving heating system and domestic hot water plumbing for washing machine.

### **Bedroom 1 10'10" x 15'5" (3.31m x 4.70m)**

UPVC double glazed window to rear with views of open countryside, double radiator, sloping ceiling with velux skylight.

### **Bedroom 2 12'2" x 9'8" (3.71m x 2.95m)**

Double radiator, sloping ceiling with velux skylights.

### **Shower Room**

Fitted with three piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to two walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet, sloping ceiling with recessed low-voltage spotlights and velux skylight.

### **Outside**

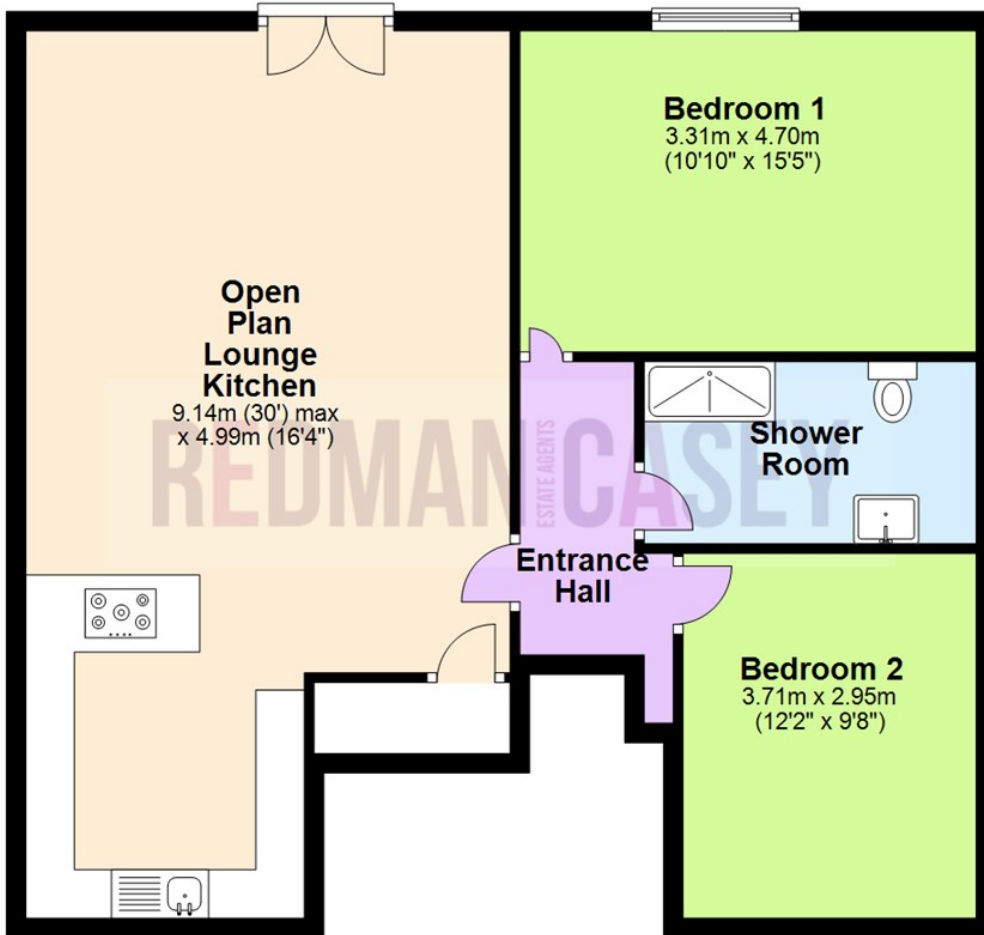
Allocated car parking to front or rear with shared garden area to the rear and access to cellar storage with individual storage cages ideal for bikes etc





## Second Floor

Approx. 80.9 sq. metres (870.8 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

