



**18 Barton Street, Farnworth
Bolton BL4 8BW**

£795 PCM

Hyde Estates are pleased to offer this top floor, two bedroom apartment to let. The property is well presented throughout and benefits residents parking. Conveniently located close to the motorway network with excellent public transport links. Offered unfurnished and available now.



Accommodation

Briefly comprises; entrance hall with storage cupboard and spacious open plan living room with Juliet balcony. The fitted kitchen benefits an integral cooker with space for a fridge freezer and plumbing for a washing machine. Located off the entrance hall are two double bedrooms together with a white three piece bathroom suite that features tiled splashbacks and over bath shower.

Room Measurements

- Living room: 20`11" x 8`9"
- Kitchen: 10`6" x 5`1"
- Bedroom 1: 13`9" x 9`
- Bedroom 2: 10`6` x 10`5"
- Bathroom: 7`6" x 6`7"

Additional Information

Offered with uPVC double glazed windows, gas central heating and security door phone entry system.

Council Tax

Bolton Council, Band A.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB