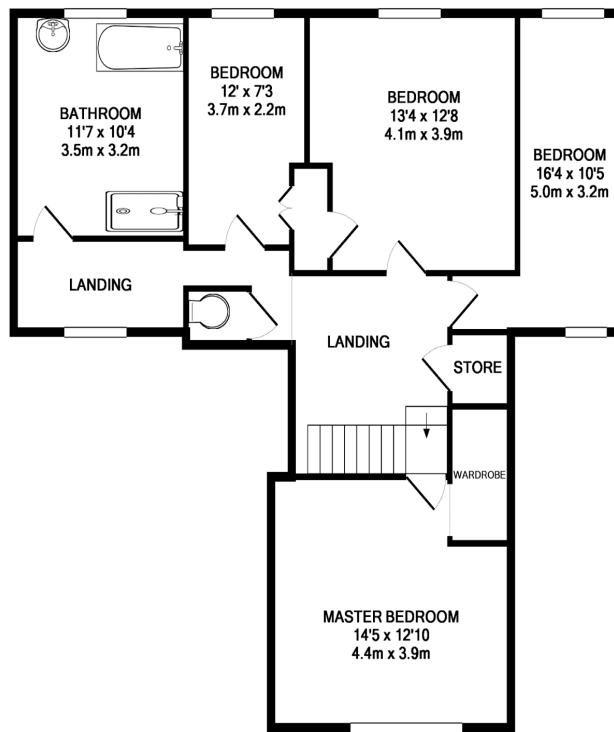


GROUND FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1867 SQ.FT. (173.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Deposit: 5 weeks
Bedrooms: 4
Bathrooms: 1
Furnished: No
Property Style: Period
Location: Roe Green
Council Tax Band: F
EPC Rating: D
Parking: Drive
Nearest Transport:
 East Lancs, A580, M60, M62
 Buses: 20, 745
 909 Canon Slade bus,
 Bolton Grammar School Bus,
 V1 and V2 (Lancs)

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Independent London Lettings for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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