



**44 Cottonfields, Bolton, Greater Manchester, BL7 9DQ**

**To Let - 4 Bedroom Semi Detached - £775 pcm.  
Well maintained, modern 4 bed in quiet setting.**

Well maintained, modern 4 bed in quiet setting. Ready to move into.

A recently built, 4 bed semi-detached property on the increasingly popular Eagley Mill development.

The ground floor comprises of:

Entrance hall, wooden floor;

Large living room with patio doors onto patio and rear garden, phone and tv points. Curtains and wooden floor;

Dining kitchen with stainless steel hob and oven, tiled floor, fridge freezer, washer dryer machine, dishwasher, spotlights;

Wc;

Integral garage.

The upper floor is fully carpeted and curtained. It has:

A family bathroom with bath and over bath shower;



4 bedrooms, the first has en-suite facilities inc shower. The 2 largest bedrooms look out onto fields and woods, and have built in wardrobes.

Lawned to the front with a 2 car driveway.

Large patio to rear and large area which has planting beds and pebble stoned walkways.

Alarmed and double glazed throughout.

The property is unfurnished.

**Please note** - These property details have been provided by the advertiser of the property, and not Move on the net. As Move on the net is a publisher and not an estate agent it does not accept any responsibility regarding the accuracy or otherwise of the property details given. Always check the details before agreeing to purchase and ensure the services of a qualified Solicitor are used before the purchase of any property.

All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

### Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Alarm
- ✓ Patio
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to front
- ✓ Integrated garage
- ✓ Single garage
- ✓ Off road parking
- ✓ Driveway
- ✓ Not overlooked
- ✓ Open views
- ✓ Double glazing
- ✓ Cloaks
- ✓ Hallway
- ✓ Lounge
- ✓ Ensuite
- ✓ Bathroom
- ✓ Shower room
- ✓ Dining kitchen