



Longsight
Bolton

Miller Metcalfe
Every step of the way

Longsight

Bolton

Terraced



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EPC Rating - E

Welcome to 9 Longsight, Bolton, Greater Manchester, BL2 3HS! This charming mid-terrace property offers a comfortable and inviting living space with a range of desirable features. Boasting a stone garden frontage, this two-bedroom home presents an attractive facade that is sure to catch your eye.

Upon entering, you are greeted by an entrance vestibule, creating a warm and welcoming atmosphere. The lounge is a delightful space, enhanced by a log burning (multi fuel) stove, providing both a cozy ambiance and a focal point for gatherings during colder evenings. The dining room offers an ideal setting for enjoying meals with family and friends, complete with a seamless flow from the lounge.

The kitchen is designed to cater to your culinary needs, providing ample space for food preparation and storage. With its practical layout and functional appliances, this area ensures that cooking and meal preparation are a breeze.

The property comprises two comfortable bedrooms, offering a peaceful retreat at the end of a long day. The family bathroom is well-appointed and features modern fixtures, providing a convenient space for relaxation and refreshment.

Step outside into the rear garden, where you'll discover a delightful haven to enjoy outdoor activities and entertaining. The artificial grass offers a low-maintenance option while still providing a lush green landscape for you to enjoy. The patio area with a canopy creates a perfect spot for al fresco dining or simply unwinding with a good book, shielding you from the sun or light rain showers.

The location of this property is highly convenient, with easy access to local amenities, schools, and transport links. Bolton and Greater Manchester offer a wealth of shopping, dining, and entertainment options, ensuring that you're never far from what you need.

Don't miss the opportunity to make 9 Longsight your new home. Schedule a viewing today and experience the comfort and charm this property has to offer.

AREA DESCRIPTION:

9 Longsight, Bolton, Greater Manchester, BL2 3HS offers a vibrant and convenient neighborhood with a range of amenities and attractions. The area is bustling with activity and provides a diverse range of facilities for residents and visitors alike.

Education is a priority in this area, as there are several schools nearby that cater to different age groups. These schools offer quality education and are easily accessible for families living in the vicinity.

Across the road from BL2 3HS is the popular Morrisons supermarket, providing a convenient shopping experience for daily necessities. Additionally, there is a post office nearby, ensuring easy access to postal services for the local community.

The area is also known for its numerous hair and beauty establishments, offering a wide range of services to cater to different personal grooming needs. Whether you're looking for a haircut, a beauty treatment, or pampering yourself, you'll find plenty of options to choose from in the vicinity.

Although not commonly referred to as Longsight shopping centre, the locals often refer to this area as Harwood Precinct. This name is recognized and used by those familiar with the area, adding a unique local touch to the community.

If you're looking for dining and entertainment options, BL2 3HS has several notable establishments within walking distance. Bill and Co is a delightful bar restaurant located just across the road, providing a charming atmosphere and delicious cuisine. Additionally, you'll find the Seven Stars, Nook and Cranny, and The Crofters, all conveniently situated nearby, offering their own distinctive experiences.





BL2 3HS is a lively and well-connected area that combines essential amenities with a vibrant social scene. Whether you're seeking daily conveniences, educational facilities, beauty services, or enjoyable dining experiences, this neighborhood has something to offer for everyone.

FOR PROSPECTIVE TENANTS:

It is highly recommended that you book an internal viewing of the property. To speed up the referencing process with Miller Metcalfe, you can opt-in to Open Banking. This means that instead of providing proof of income documents, you can connect securely and quickly with Open Banking to allow the provider to view a snapshot of your income and rent payments. You will need to provide proof of identity to prove that you have the right to live in England, such as a British passport, national identity card, or a letter of attestation and driver's license with a birth certificate. If you are a non-British citizen, you may be able to provide a share code to prove your immigration status.

To demonstrate that you can cover the rent, the landlord requires proof of income or employment. If you have been employed for less than 6 months, you will need to provide a guarantor or pay the full term of the tenancy rent in advance. Proof of income or employment can be in the form of pay stubs, employment contracts, or bank statements showing regular income deposits. If you are unable to provide proof of income for the required timeframe, you will need to arrange for a guarantor who can vouch for your financial capability or pay the full term of the tenancy rent in advance. We want to ensure that you are aware of these requirements to avoid any delays in processing your application. You will need to earn 2.5 times your annual rent to pass a reference.

If you are self-employed or a company director, you will need to provide proof of a submitted tax return from the most recent tax year. This can be in the form of a copy of your tax return or professional details for your accountant who can verify your income. Additionally, if you have savings that you plan to use to cover the rent, you will need to provide your most recent bank statement from the past 30 days as evidence of your savings. We kindly request that you provide these documents along with your rental application to ensure smooth processing of your application.

If you cannot meet the income requirements, you may need to provide a guarantor who will agree to pay the rent or any damages if you cannot. The guarantor will need to have a salary of 3 times the rent and should be living in the UK. Miller Metcalfe can provide a guarantor if you do not have access to one. A previous landlord's reference will also be required to comment on your previous tenancy. You will need to give permission for a credit check to be conducted to get a 'soft check' of your credit history. This is to ensure that you have a fair opportunity to declare your full situation to Miller Metcalfe.

A refundable holding deposit is payable to reserve the property, which is the equivalent of one week's rent. Please note that this deposit will be withheld if you or any relevant person withdraws from the tenancy, fails a right-to-rent check, provides materially significant false or misleading information, or fails to sign the tenancy agreement within 15 calendar days.

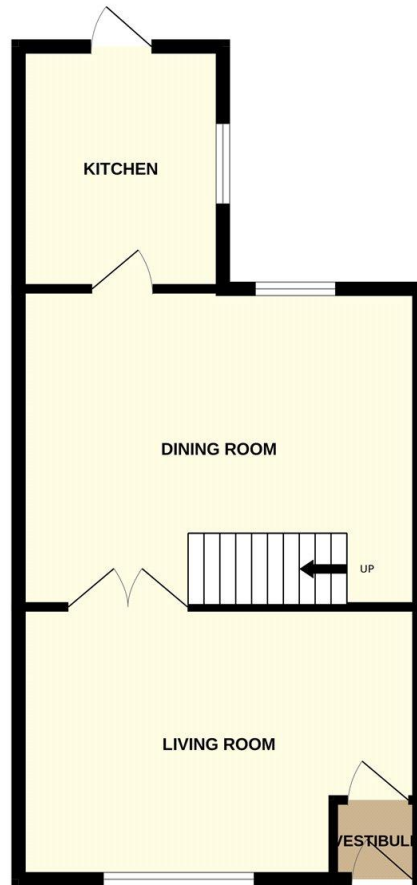
A tenancy/security deposit is also required, which is capped at five weeks rent for rent not exceeding £50,000 per annum or six weeks rent if greater. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies. You may also need to pay at least a month's rent in advance. It is important to note that the property comes unfurnished, and bills are not included. There will be no access to the loft area throughout the tenancy.

If you have any questions or need further clarification, please do not hesitate to contact us. We appreciate your cooperation in providing the necessary documentation.

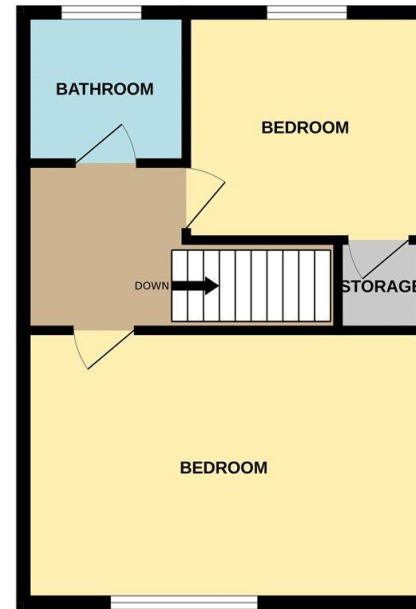




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.