



*Bramcote Avenue*

Bolton

**Miller Metcalfe**  
*Every step of the way*



# Bramcote Avenue

Bolton

Detached



3



0

EPC Rating - D

\*\*\*\*BEAUTIFULLY PRESENTED DETACHED FAMILY HOME\*\*\*\*CUL DE SAC LOCATION\*\*\*

Wow! This beautifully presented detached abode is ideal for a couple or growing family looking to make their move into a desirable cul de sac location and just a stone throw away from the A666, Bolton town centre with all of it's amenities, walking distance to Bolton Train station and local schools. Briefly comprising, Entrance vestibule, open plan lounge/diner with stairs to the floor and access to the modern fitted kitchen. Rising to the first floor there are two double bedrooms and a single bedroom with a contemporary bathroom. Externally to the front of the property there is a driveway for several vehicles leading to the garage with a laid to lawn garden and access to the rear of the property. To the rear there is paved patio and laid to lawn area with secure fenced borders

## TENANT IMPORTANT INFORMATION:

The property is let as seen so an internal viewing is highly advised and can be booked by contacting the team.

There are some things you can prepare for the referencing process with Miller Metcalfe, to get you signing your tenancy agreement and moving into your new home faster

Proof of identity (ID): to prove you are who you say you are and you have the right to live in England. • In England, your agent or landlord is legally required to view and photocopy a valid form of ID, such as a British passport or 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, for your landlord to undergo the check online. You can find more information about this check on the government's website.

Proof of income or employment: to prove your funds can cover the rent. You'll need to earn 2.5 x your annual rent to pass referencing or you may be asked to provide a guarantor. (For Example: Rental value is £500 so you will require  $(500 \times 12) \times 2.5 = £15,000$ )

For more information on the affordability for this property please see summary and exclusions.

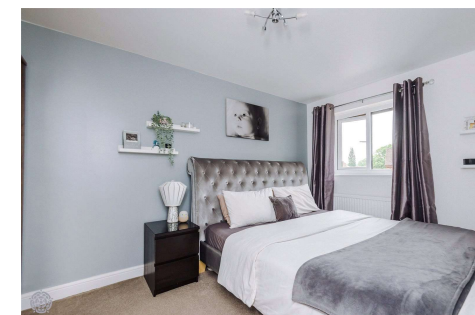
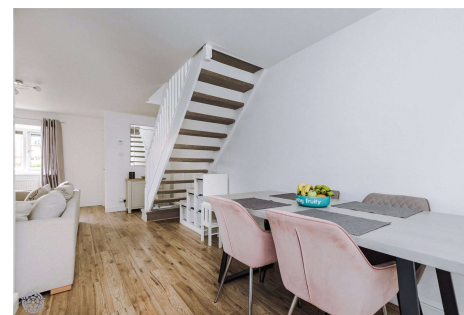
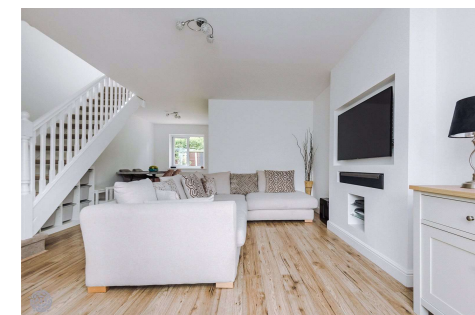
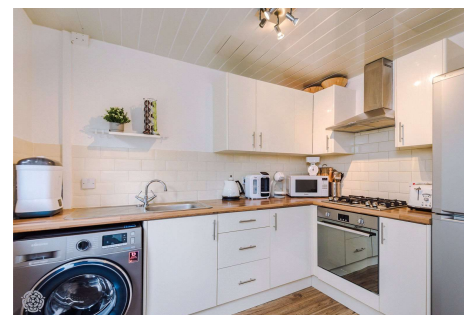
• If you're employed: you'll need to provide three months' worth of pay slips or written confirmation of your employment from your employer. • If you're self-employed or a company director: you'll need proof of a submitted tax return from the most recent tax year or professional details for your accountant. If you have been self-employed for less than 12 months you will be required to supply a guarantor • If you have savings: you'll need to provide your most recent bank statement from the past 30 days You can inform your employer or accountant in advance that they'll be contacted to get their references back quickly.

Did you know that with Miller Metcalfe you can opt in to open banking to speed up the referencing process? This means you won't have to provide proof of income documents - you'll simply connect with open banking, so the provider can see a snapshot of your income and rent payments as quickly and securely as possible.

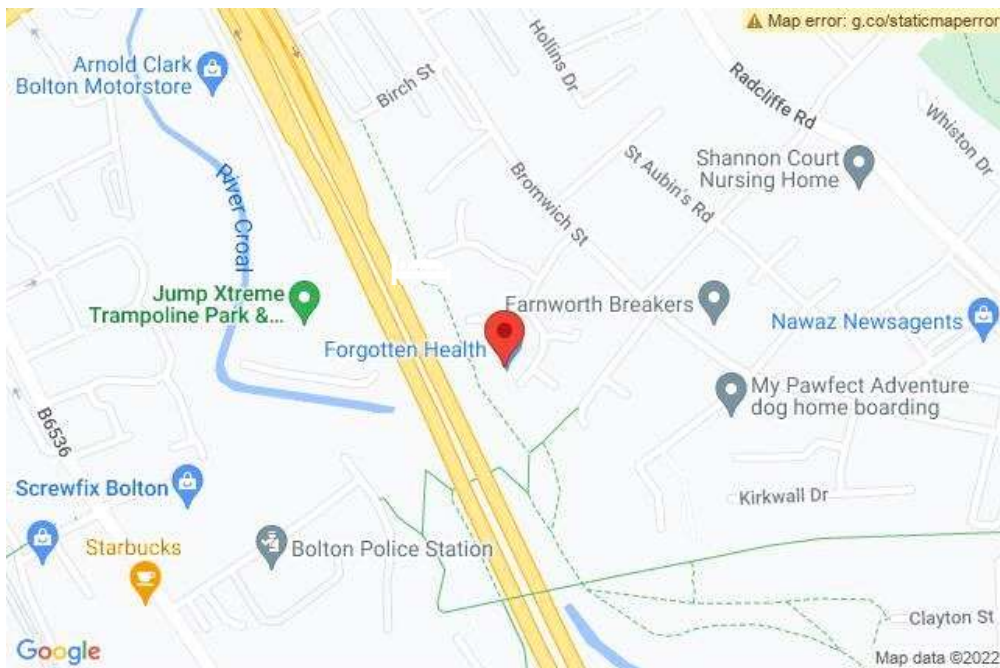
Guarantor: someone who agrees to pay the rent or any damages if you can't. Your guarantor will have to go through a similar referencing process and credit check, as they can't have any adverse credit. You should bear someone in mind for this role, and let them know as soon as possible if they're needed. They'll need a salary of 3 x the rent to pass referencing and should be living in the UK.

Previous landlord's reference: to comment on your previous tenancy. Let them know in advance that they'll be contacted, to get a faster response.

Permission for a credit check: to do a 'soft check' of your credit history. By proceeding with the property you agree and give permission for Miller Metcalfe to get an overview of your credit history, using publicly available data. This is a soft check







so don't worry - your credit score won't be affected. We advise you even run your own check in advance, to make sure there'll be no issues and so you have a fair opportunity to declare your full situation to us.

Payments: A refundable Holding Deposit to reserve a property is payable to the amount of 1 week's rent for the property you want to reserve.

How to calculate a holding deposit? Monthly rent x 12 ÷ 52 = maximum holding deposit  
For more information on the holding deposit for this property please see summary and exclusions.

Only pay a holding deposit if you're serious about taking on the tenancy. For more information on Holding deposits, please don't hesitate to contact us.

Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

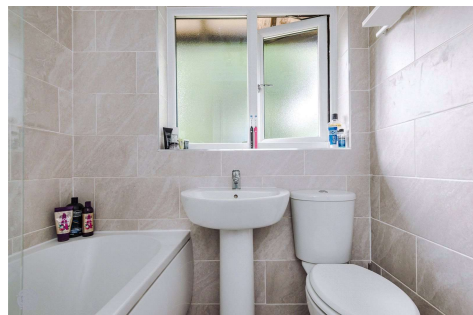
A Tenancy/Security Deposit (capped at five weeks rent for rent not exceeding £50,000 per annum or six week's rent if greater). This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST). How to calculate a security deposit? ((Monthly rent x 12) ÷ 52) x 5 = maximum security deposit

For more information on the security deposit for this property please see summary and exclusions.

You may also need to pay at least a month's rent in advance, so you'll always be paying rent for the month ahead.

**SUMMARY AND EXCLUSIONS**

- \*\* AFFORDABILITY PER ANNUM £ 36,000
- \*\* AFFORDABILITY FOR GUARANTOR £ 42,000
- \*\* SECURITY DEPOSIT £ 1,384.62
- \*\* HOLDING DEPOSIT: £ 276.92
- \*\* PROPERTY COMES Unfurnished.
- \*\* BILLS ARE Not included.
- \*\* TENANCY LIMITATION: No access to loft area.



LOCAL AUTHORITY  
Bolton

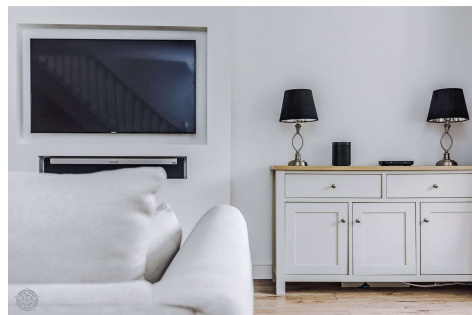
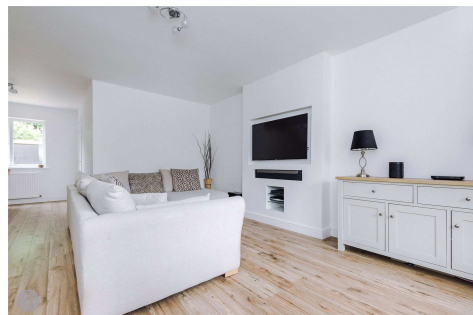
COUNCIL TAX  
Band: C  
Approx. annual Price: £1,741.92

FLOOD RISK  
Very low

BROADBAND  
Basic: 12 Mbps  
Superfast: 291 Mbps  
Ultrafast: 1000 Mbps

MOBILE COVERAGE  
EE: Red  
Vodafone: Green  
Three: Green  
O2: Green

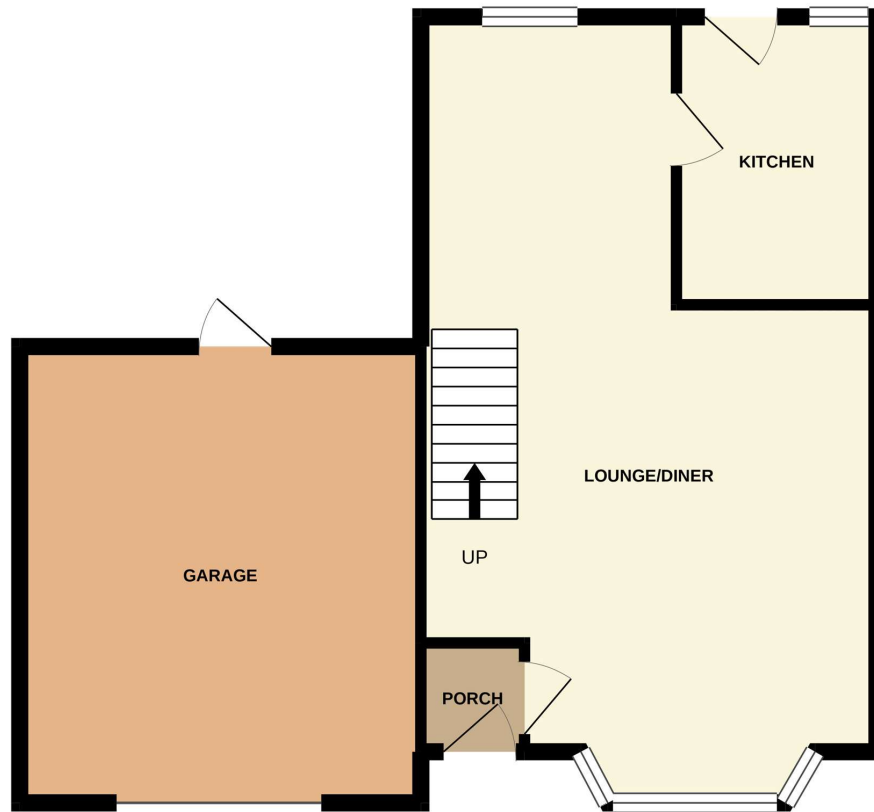
SATELLITE / FIBRE TV AVAILABILITY  
BT: Yes  
Sky: Yes  
Virgin: Yes



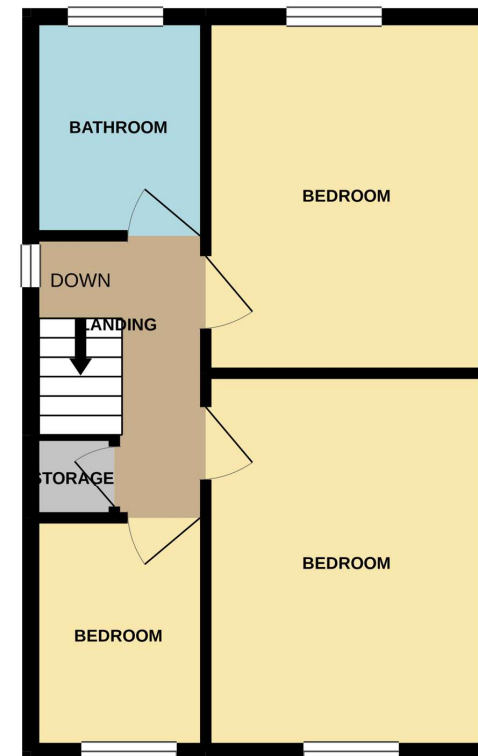




GROUND FLOOR



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.