



Scan here to
book a viewing.

Levens Drive
Bolton

Miller Metcalfe
Every step of the way

Levens Drive

Bolton

Terraced



3



1

EPC Rating - C

BEAUTIFULLY PRESENTED THROUGHOUTVIEWING IS A MUST***MODERN FITTED KITCHEN AND BATHROOM***

Three bedroom terraced situated close to many local amenities and within easy access to Bolton and Bury Town centre. The property has been fully modernised to a high standard by the current owners and internal viewing is essential to be able to fully appreciate.

Accommodation briefly comprising of entrance hallway, lounge which opens up to a contemporary fitted kitchen diner with double doors overlooking the rear garden. Rising to the first floor are three bedrooms and a modern three piece bathroom suite.

Outside are low maintenance gardens to the front and rear.





LOCAL AUTHORITY
Bolton

COUNCIL TAX
Band: A
Annual approx Price: £1,306

FLOOD RISK
Very low

MOBILE COVERAGE
EE - Low
Vodafone - Average
Three - Low
O2 - High

BROADBAND
Basic - 5 Mbps
Superfast - 79 Mbps
Ultrafast - 1000 Mbps

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





Arranging a Viewing:

To arrange a property viewing, we highly recommend that all interested applicants visit the official Miller Metcalfe website. Once there, kindly navigate to the "Renting" section conveniently located at the top of the page. Within the dropdown menu, you will find the option labelled "Request A Viewing."

We kindly request that any individual aged 18 years or older, intending to move into the property, complete the provided form. It is essential that each person fills out a separate form. Upon submission, this information will be promptly forwarded to our team. Subsequently, we will carefully review your details and promptly get in touch with you to schedule the earliest possible viewing date and time that aligns with your preferences.

For prospective tenants:

It is highly recommended that you book an internal viewing of the property. 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. Prospective tenants are hereby informed that the property is leased on an "as seen" basis. It is highly recommended that individuals arrange for a viewing to ascertain the suitability of the property's size, location, and condition according to their personal preferences and needs. Should any specific requests or desired alterations to the property be envisaged, it is imperative that these are clearly documented in writing on the tenant's application form. Tenants are also required to be cognizant of their obligations pertaining to property furnishing. The tenant is responsible for providing their own curtains, blinds, and any additional appliances that are not explicitly outlined in the property description. Any appliances left within the property are considered to be under a gifted agreement. This entails that should the tenant find themselves dissatisfied with the provided appliance, it is incumbent upon them to arrange for the repair or replacement of said appliance. In the unfortunate event of an appliance breaking down during the tenancy, it is important to note that the landlord shall not be held accountable for replacing or repairing the appliances, unless such an agreement is expressly stated in writing by an authorized member of the landlord's team. If an appliance remains in functional condition at the conclusion of the tenancy agreement, it must be left within the property. Conversely, if the tenant is required to replace an appliance with a new item, they possess the right to remove the replacement at the termination of the agreement. By affixing their signature to the lease agreement, the tenant acknowledges their comprehension of the existing condition of the property, the necessity of arranging their own curtains, blinds, and appliances, and their understanding of the terms regarding appliances' gifted status, replacement, and repair responsibilities. Payments: to secure the property and pay the security deposit. Paying a holding deposit secures the property and you can choose for it to go towards your security deposit (maximum of 5 weeks rent, or 6 weeks', if your annual rent is more than £50,000), which will be held in a secure deposit protection scheme by your agent or landlord. 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.

For example:

Rent Value £1,200.00
Holding Deposit £276.92
Security Deposit £1,384.62

Approx. Total Payment on Move in £2,307.69

Referencing Process:

To expedite the referencing process and ensure a swift transition into your new home, there are several key documents and steps you need to be prepared for:

1. Proof of Identity (ID):

- In England, landlords are legally required to verify your identity. You can provide a valid form of ID such as a British passport, national identity card, or a letter of attestation accompanied by a driver's license and birth certificate.
- Non-British citizens can use a share code to prove their immigration status for online checks.

2. Proof of Income or Employment:

- You need to demonstrate that your income is at least 2.5 times your annual rent.
- If you've been a PAYE employee for over 3 months, you can connect via open banking to securely share income information.
- For self-employed individuals, recent tax returns or an accountant referee may be necessary.
- Independent funds should be in liquid, guaranteed accounts with a statement dated within the last 30 days.
- Students should provide a document from a legitimate funding source detailing funding start and end dates.
- For pensioners, open banking verification is the quickest method, or you can upload relevant pension documents.
- If you receive benefits, open banking is also preferred, or you can provide recent bank statements or benefit letters.
- Overseas income can be assessed if it continues while you're in the UK, with confirmation from your overseas employer.
- Foster carers should submit tax returns, a letter from the local authority or fostering agency, and documentation on payments.
- If a third party is financing your rent, they must provide a letter on company-headed paper stating the payment details.
- If you're unemployed, no additional income information is needed.

3. Previous Landlord's Reference:

- Notify your previous landlord in advance that they will be contacted for a reference to expedite the process.

4. Permission for a Credit Check:

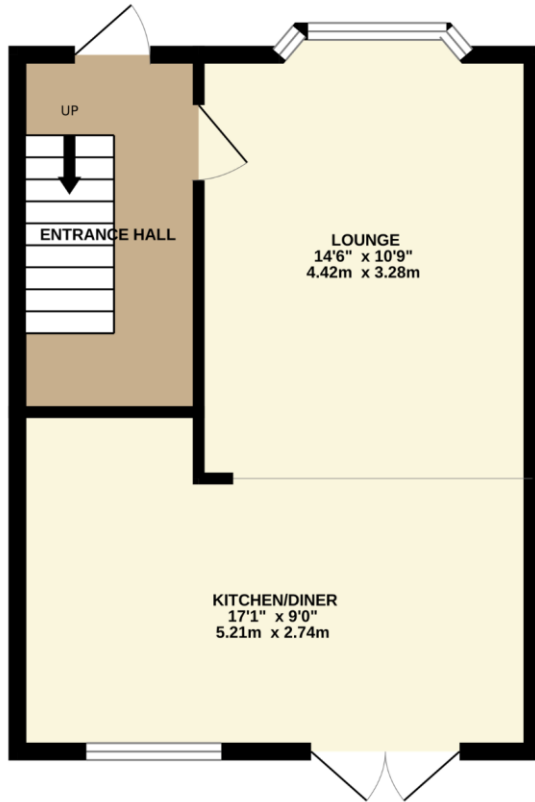
- Provide written permission for a 'soft check' of your credit history, including any adverse credit history like CCJ's, IVA's, or bankruptcies within the last six years. This check won't impact your credit score.

5. Guarantor:

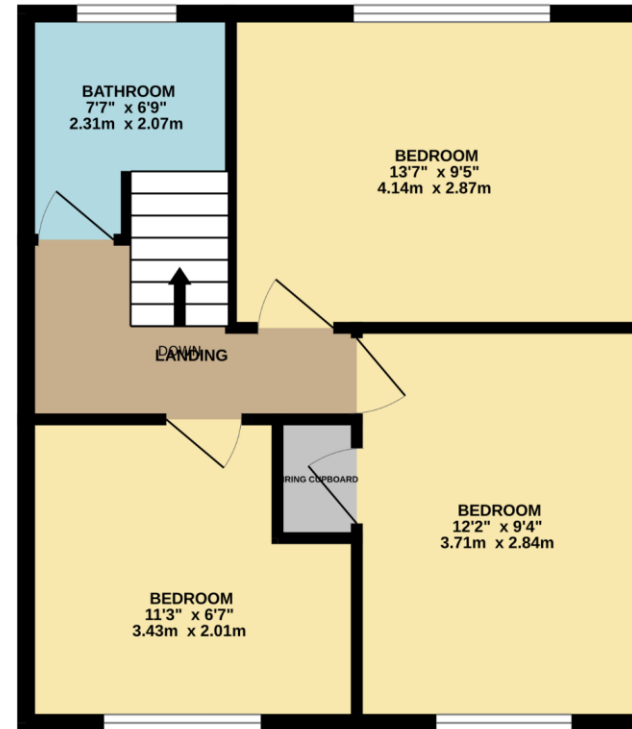
- Consider having a guarantor who agrees to pay rent or damages if needed.
- Guarantors should go through a similar referencing process and credit check.
- They should have a salary at least 3 times the rent and reside in the UK.

By preparing these documents and permissions in advance, you can streamline the referencing process, ensuring a smoother and faster transition into your new home. Remember that specific requirements may vary, so it's essential to communicate effectively with your agent or landlord to meet their specific criteria.

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

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.