

£1,000  
pcm



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### Features

- WELL PRESENTED TO BEDROOM SEMI-DETACHED TRUE BUNGALOW
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- SPACIOUS LOUNGE
- LARGE ENTRANCE HALLWAY
- LARGE PAVED DRIVEWAY FOR AMPLE OFF ROAD PARKING & WELL MAINTAINED GARDENS
- DETACHED GARAGE
- MODERN THREE PIECE SHOWER ROOM
- NEW CARPETS
- EPC Rating - D
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* A RARE OPPORTUNITY TO RENT THIS TRUE BUNGALOW IN THIS FANTASTIC LOCATION \*\* AVAILABLE IMMEDIATELY \*\* WELL MAINTAINED FRONT & REAR GARDENS \*\*** A beautifully presented and attractively positioned, semi-detached true bungalow with two bedrooms, situated in the sought-after residential area of Greenmount village. Conveniently positioned within walking distance of local amenities and schools, and just a short drive from the motorway network and town centre. The bright and airy accommodation comprises an entrance hallway, a spacious living room, a fitted kitchen, two good sized bedrooms and a modern three-piece shower room. Outside, there are well-maintained gardens to the front and rear, along with a sizable driveway leading to a detached garage. Complete with double glazing, new carpets and gas central heating. Viewing is highly recommended as interest is expected to be high, and appointments are available exclusively through our Ramsbottom office.

Deposit: £1000.00

Local Authority/Council Tax

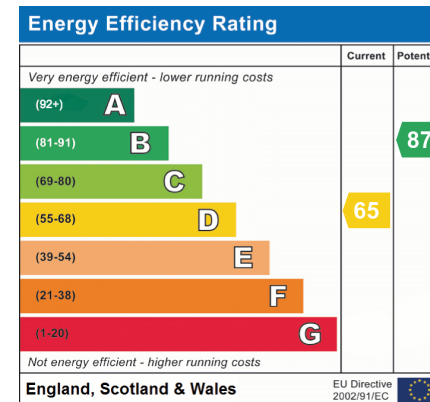
Bury Council: C Annual Amount: £2034.48 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door and UPVC double glazed window, meter cupboard, radiator, loft access and ceiling point.

#### Lounge

UPVC double glazed front window, radiator, TV point, ceiling coving ceiling rose and ceiling point.

#### Kitchen

A range of wall and base units with complementary worksurface, one a half bowl sink unit with drainer, four ring gas hob, electric oven, plumbed for washing machine, Combi boiler, ceiling point, UPVC double glazed side window and a composite double glazed side door.

#### Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

### Shower Room

A modern three piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, radiator, part tiled walls, ceiling point and UPVC double glazed side window.

### Outside

#### Garage

A detached garage with manual up and over door, ceiling point and power point.

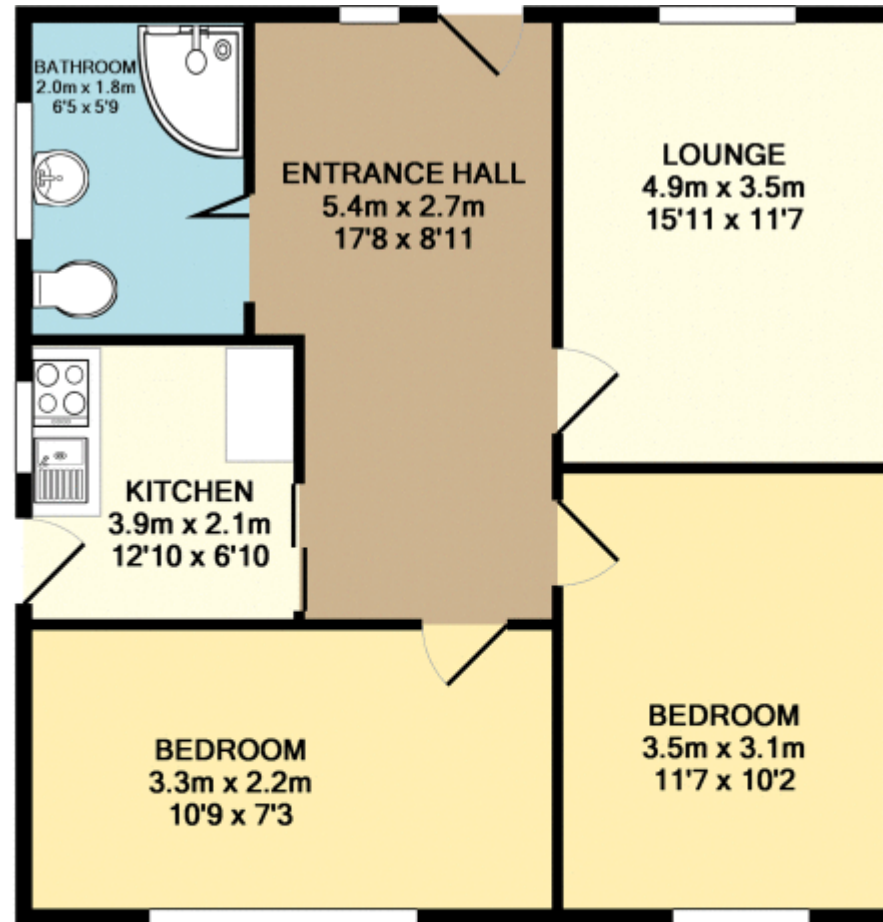
#### Gardens & Parking

Front: Easy maintenance front garden with driveway for at least two vehicles leading to a detached garage.

Rear: Beautiful rear garden, laid to lawn, selection of shrubs, patio area, fence panel surround and gated access to the side.



## Floorplan



TOTAL APPROX. FLOOR AREA 61.1 SQ.M. (657 SQ.FT.)

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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### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Measurements

All measurements quoted are approximate.

### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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