

## 2 Bedroom Semi-Detached for Rent - £795 per month

Arden Close, Bury, Lancashire, BL9 0UA



### KEY FEATURES

- MODERN SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING/DOUBLE GLAZING
- GARDENS TO FRONT AND REAR
- DRIVEWAY PARKING
- POPULAR AREA
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO BURY CENTRE
- AVAILABLE IMMEDIATELY

## Description

**\*\* A MODERN TWO BEDROOMED SEMI-DETACHED PROPERTY - WITHIN WALKING DISTANCE OF BURY TOWN CENTRE \*\***

PLEASE ENQUIRE FOR VIEWING BY EMAIL TO OUR OFFICES.

JH Sales and Lettings are pleased to receive instructions to offer for let this two bedroomed modern semi-detached property located within walking distance of Bury Town centre.

Benefiting from gas fired central heating and double glazing, the property offers a driveway for off road parking and gardens to the front and rear.

Internally, the accommodation on offer comprises of entrance porch, good sized lounge, fitted kitchen, two double bedrooms and main three piece bathroom suite.

The property is available for immediate viewing and occupation.

A holding deposit equivalent to one weeks rent is payable for this property (deducted from first months rent).

A deposit equivalent to five weeks rent is payable.



## Energy Efficiency

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 87   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 66   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

