

## 3 Bedroom Detached for Rent - £750 per month

Crosfield Avenue, Summerseat, Bury, Lancs, BL9 5NX



### KEY FEATURES

- DETACHED PROPERTY • LOCATED IN THE HEART OF SUMMERSEAT • GARDENS TO FRONT AND REAR • GAS CENTRAL HEATING • DOUBLE GLAZING • DRIVEWAY AND GARAGE • LARGE LOUNGE/DINING ROOM • TWO BATHROOMS • CUL-DE-SAC LOCATION



## Description

**\* A THREE BEDROOMED DETACHED PROPERTY LOCATED WITHIN THE HEART OF SUMMERSEAT \***

The property benefits from gas central heating and double glazing and the well proportioned accommodation comprises of large entrance hallway, large lounge/dining room with window to front and rear aspect, ground floor double bedroom, separate w.c and shower room to ground floor, separate three piece white bathroom and fully fitted kitchen with access to rear garden. To the first floor, the property has a further two good sized double bedrooms.

Externally, the property has a two car driveway leading to a garage and gardens to the front and to the rear, there is an enclosed rear garden.

The property is available for immediate viewing and occupation from the 1st April 2021.

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

A new EPC is currently being prepared

## Energy Efficiency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	71
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	49	70
England & Wales EU Directive 2002/91/EC		



