

4 Bedroom Detached for Rent - £1,600 per month

Newhaven Close, Brandlesholme, Bury, Lancs, BL8 1XX



KEY FEATURES

- GENEROUS DETACHED PROPERTY • TWO RECEPTION ROOMS • FOUR BEDROOMS • SEPARATE OFFICE • UTILITY ROOM • GOOD SIZED CONSERVATORY • DOWNSTAIRS CLOAKS • GARDENS TO FRONT AND REAR • DRIVEWAY PARKING • POPULAR LOCATION

Description

**** A WELL PRESENTED AND WELL PROPORTIONED FOUR BEDROOMED DETACHED FAMILY HOME LOCATED IN POPULAR RESIDENTIAL AREA ****

We are delighted to offer for let this large four bedroomed detached family home located in this popular area of Brandlesholme and within easy reach of all local amenities. Within easy traveling distance to the motorway networks for onward travel and located on a popular residential estate, the property has an excellent position for local primary and secondary schools.

With the addition of a separate office, utility room and conservatory, the property is heated is gas fired central heating and has double glazing throughout.

Presented to a good standard, the accommodation offers entrance hallway, lounge, separate dining room with double doors leading to well proportioned conservatory, separate office, utility room, modern fitted kitchen, separate utility room. four good sized bedrooms and recently fitted modern four piece wet room.

Externally, the property has garden areas and driveway to the front and to the rear, the property has a pleasant rear garden area, mainly laid to lawn with decked patio area.

The property is available for viewing, strictly by appointment with our offices.

The property has an EPC rating of C.
The property has a council tax band of E

Please note: A holding deposit equivalent to one weeks rent is payable for the property (deducted from first months rent). Please enquire for further details.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





