



3 Bedroom Semi-Detached for Rent - £795 per month

Royds Street, Tottington, Bury, Lancashire, BL8 3NH



KEY FEATURES

- MODERN SEMI-DETACHED PROPERTY • PRESENTED TO A HIGH STANDARD THROUGHOUT • GCH/DOUBLE GLAZING • THREE BEDROOMS • EN SUITE TO MASTER BEDROOM • DOWNSTAIRS CLOAKS • LARGE MODERN DINING KITCHEN • VIEWING HIGHLY RECOMMENDED

Description

We are delighted to receive instructions to let this very well presented end stone newly built semi-detached property located in this popular and sought after location.

The property benefits from gas central heating, double glazing and has been presented to a high standard throughout and offers large family living accommodation. Viewing is recommended to appreciate the size and quality of finish of the property.

To the ground floor, the accommodation on offer comprises of large entrance hallway with wooden flooring, well proportioned lounge, large dining kitchen fitted with a quality range of wall and base units featuring, integral dishwasher, integral oven, hob and extractor, integral fridge and freezer, contoured work surfaces, tiled flooring and patio doors lead to rear garden. The property also offers a ground floor cloaks/w.c. To the first floor, the property has a spacious hallway and landing area with three bedrooms. The main bedroom has a range of fitted wardrobes and an modern en suite shower room, the second bedroom offers a range of fitted wardrobes with the third bedroom being fully fitted with a range of wardrobes and single bed unit. The first floor also accommodates the main family bathroom fitted with a three piece modern suite in white with black tap fitments comprising of panelled bath with shower over, low flush w.c, pedestal was hand basin and complimentary tiled elevations.

Outside, the property has a small paved area to the front with an enclosed garden to the rear with established bush borders. The property also offers parking for two cars to the rear.

The property is available for immediate viewing and occupation.

Location

From Holcombe Road, Tottington, take a right hand turning into Royds Street. Proceed to the end of Royds Street where the property is situated on the left hand side.

Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		81	82
		EU Directive 2002/91/EC	

