

3 Bedroom Semi-Detached for Rent - £1,400 per month

Rowlands Road, Summerseat, Bury, Lancs, BL9 5NF



KEY FEATURES

- STUNNING SEMI-DETACHED PROPERTY • LOCATED IN THE HEART OF SUMMERSEAT • ACCOMMODATION OVER THREE FLOORS • FULLY RENOVATED THROUGHOUT • OPEN PLAN KITCHEN/DINING AND FAMILY ROOM • BI-FOLDING DOORS OVERLOOKING PATIO • MASTER BEDROOM WITH EN SUITE • TWO FURTHER DOUBLE BEDROOMS • WELL MAINTAINED GARDENS • DRIVEWAY FOR OFF ROAD PARKING

Description

JH Sales and Lettings are delighted to receive instructions to let this 1920's built semi detached property that has accommodation situated over three floors and has recently undergone a full programme of refurbishment that now offers contemporary accommodation throughout. The property is located in the heart of Summerseat village and is presented to a high standard.

Benefiting from gas fired central heating, double glazing and security camera system, the property offers to the potential tenant a printed concrete driveway to the front, good sized lounge with bay window, fantastic open plan kitchen, dining and family area with bi-folding doors overlooking the rear patio and garden area and fitted with a quality range of kitchen fitments, utility room, guest wc, To the first floor there are two good sized double bedrooms and a stunning family bathroom. All bedrooms within the property have fitted wardrobes. To the second floor there is a master suite with en-suite shower room and dressing area. Externally, the property has well maintained gardens to the front and rear.

The property has been sympathetically renovated whilst retaining many of its original features and is ideally located within the popular village of Summerseat yet within easy reach of the local towns of Ramsbottom and Bury and the Motorway network for onward travel.

Please enquire at our offices for further details or to arrange a viewing of the property.

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			
		70	81
England, Scotland & Wales		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, Scotland & Wales		EU Directive 2002/91/EC	



