

3 Bedroom Detached for Rent - £1,300 per month

Smithills Hall Close, Ramsbottom, BL0 9FF



KEY FEATURES

- LOVELY DETACHED PROPERTY • IN EXCELLENT CONDITION • CUL-DE-SAC POSITION • PRIVATE ENCLOSED REAR GARDEN • WHITE HIGH GLOSS KITCHEN • DOWNSTAIRS CLOAKS/EN SUITE SHOWER • THREE BEDROOMS • NEWLY FITTED BATHROOM SUITE • DRIVEWAY AND GARAGE • AVAILABLE TO VIEW!

Description

**** AN EXTREMELY WELL PRESENTED THREE BEDROOMED DETACHED PROPERTY LOCATED IN RAMSBOTTOM ****

What a lovely property to have the opportunity to offer to the rental market! Presented to a great standard throughout with modern dining kitchen, newly fitted bathroom suite and private enclosed rear garden, we expect interest to be high.

Located on the ever popular Whittingham Drive development in a quiet cul-de-sac position, the property is within close proximity to Ramsbottom Village centre with its popular restaurants, shopping and local amenities.

This ideal family home has been well maintained throughout and comprises of entrance hallway, lounge with feature fireplace, downstairs cloaks, spacious dining kitchen overlooking the rear garden, separate utility room with access to the rear, three bedrooms with the main having a full range of fitted robes together with an en suite shower room and a stunning main bathroom with plenty of storage.

Outside does not disappoint! To the rear there is a lovely garden area - private and enclosed with patio and to the front, the property offers a garden area with established borders and driveway leading to the garage.

We would ask all interested parties to contact our offices to arrange a viewing.

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

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



