



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

Smithills Hall Close, Ramsbottom, BL0 9FF



KEY FEATURES

- LOVELY DETACHED PROPERTY • IN EXCELLENT CONDITION • QUIET CUL-DE-SAC POSITION • PRIVATE ENCLOSED REAR GARDEN • WHITE HIGH GLOSS KITCHEN/UTILITY ROOM • DOWNSTAIRS CLOAKS/EN SUITE SHOWER • THREE BEDROOMS • MODERN BATHROOM SUITE • DRIVEWAY AND GARAGE • AVAILABLE FOR IMMEDIATE VIEWING

Description

**** AN EXTREMELY WELL PRESENTED THREE BEDROOMED DETACHED PROPERTY LOCATED IN RAMSBOTTOM - A SHORT WALK FROM THE BUSTLING TOWN CENTRE ****

What a lovely property to have the opportunity to offer to the rental market!

Presented to a great standard throughout with modern dining kitchen, modern bathroom suites, and private enclosed rear garden, we expect interest to be high.

Located on the ever popular Whittingham Drive development, and 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. Comprising of, entrance hallway, lounge with feature fireplace, downstairs cloaks, spacious dining kitchen overlooking the rear garden and separate utility room with access to the rear, to the ground floor.

To the first floor, lies three bedrooms with the main having a full range of fitted robes, together with an en suite shower room. A stunning main bathroom with plenty of storage completes the first floor accommodation.

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.

The property is available for immediate viewing and tenancy from mid May 2025. Please contact our offices for further information.

Please note: A holding deposit equivalent to one weeks rent is payable for the property equivalent to £323.07 (deducted from first months rent). Please enquire for further details.

The property has a council tax band of D. The cost for the year 2024/25 amounts to £2414.58. Prospective tenants are asked to verify this information prior to committing to tenancy as the agent cannot be responsible for the information provided.

Please enquire at our offices for details for Energy Performance certificate.



