



4 Bedroom Detached for Rent - £1,995 per month

Newhaven Close, Bury, BL8 1XX



KEY FEATURES

- EXECUTIVE DETACHED FAMILY HOME • IMMACULATE AND CONTEMPORARY INTERIOR • RE-DESIGNED BY CURRENT OWNERS • KITCHEN WITH 'WOW' FACTOR • LARGE PRIVATE GARDEN WITH GARDEN ROOM • HIDDEN WALK-IN CLOSET AND EN SUITE • FOUR DOUBLE BEDROOMS/TWO RECEPTION ROOMS • MANY ADDITIONAL EXTRA TOUCHES • DRIVEWAY AND GARAGE • AVAILABLE FOR IMMEDIATE VIEWING

Description

**** A BEAUTIFULLY PRESENTED EXECUTIVE FAMILY HOME LOCATED WITHIN THE POPULAR AREA OF BRANDLESHOLME. THE PROPERTY OFFERS EXTENDED CONTEMPORARY ACCOMMODATION WITH MANY ADDITIONAL FEATURES ****

An exciting opportunity to rent this modern, contemporary detached four bedroom family home, set on a generous plot. With a large rear garden and additional garden room, the property offers the perfect blend of contemporary living in a convenient and sought after location

Extended and renovated by its current owners and featuring a log burner fire, walk-in wardrobes, disguised en suite shower room, four generous bedrooms, two reception rooms and contemporary kitchen with built in appliances and large central island.

A sense of high specification throughout is evident on entering the light and airy hallway with storage and two piece downstairs cloakroom, lounge with double doors lead to snug/dining room with feature log burner and patio doors overlooking the private rear garden. The kitchen, recently designed and installed by the current owners, comprises an extensive range of modern units with integral appliances, central kitchen island with further integral appliances, wine fridge and Quooker tap. Patio doors overlook the private rear garden with two large patio areas for al fresco dining and entertaining. A generous detached garden room with covered seating and entertaining area, is located to the end of the enclosed garden.

The first floor accommodation provides four generous double bedrooms. The main bedroom having what is seemingly a range of fitted wardrobes that conceal a walk-in wardrobe with ample shelving, hanging space and storage and a fantastic en suite three piece wet room. The modern family bathroom completes the first floor accommodation.

With a block paved driveway to the front elevation leading to garage, the property provides off road parking for 2 cars. The relaxing, private and well proportioned rear garden is laid to lawn with established bush and tree borders. The Property is situated in the popular and sought after area of higher Brandleholme, providing easy and convenient access to local amenities and the nearby Bury and Ramsbottom town centres. There is a great selection of highly regarded primary and secondary schools in the local area.

Viewing of this property is highly recommended and strictly by appointment with our Tottington office. The property is available for immediate viewing.
EPC Rating - D Council Tax Band - E

Please note: A holding deposit equivalent to one weeks rent will be payable on application of this property (Deducted from first months rent). A deposit equivalent to five weeks rent is payable.



Energy Efficiency

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





