



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

Kingsbury Close, Bury, BL8 1WA



KEY FEATURES

- DETACHED PROPERTY ON POPULAR DEVELOPMENT
- RECENTLY RENOVATED THROUGHOUT
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKS
- EN SUITE TO MAIN BEDROOM
- BRIGHT AND AIRY LOUNGE WITH PATIO DOORS
- OPEN PLAN KITCHEN AND DINING ROOM
- ENCLOSED REAR GARDEN
- DETACHED GARAGE WITH DRIVEWAY
- AVAILABLE END MARCH 2024

Description

**** A MODERN THREE BEDROOMED DETACHED PROPERTY, RECENTLY RENOVATED THROUGHOUT ****

We are delighted to receive instructions to offer for let, this three bedroomed, modern detached property, located on the ever popular Miller Brook estate.

Having recently undergone a full programme of refurbishment throughout, that includes new flooring and decorating, the property is offered to the rental market in excellent condition. An ideal family home.

Within a quiet location on the sought after development, and adjacent to local walks, the property is available for immediate viewing and occupation for prospective tenants.

Benefitting from gas fired central heating and double glazing, the accommodation, to the first floor, comprises of entrance hallway leading to downstairs cloakroom, open plan kitchen and dining room with a range of wall and base units, complementary tiling and integral appliances and a bright and airy lounge with stairs to first floor and patio doors overlooking the enclosed, pleasant walled rear garden.

To the first floor, with a feature window from the landing area, the property affords three good sized bedrooms with an en suite shower room to the main bedroom and the main, well proportioned family bathroom.

Externally, the property has a private front aspect with no through traffic, and an enclosed, well proportioned rear garden with brick built walled borders. To the rear, the property also benefits from a detached brick built garage and driveway for off road parking.

The property is available for immediate viewing and occupation from the end of March 2024, via our Tottington office on 01204 88 2368.

The property has an EPC rating of C.
The property has a council tax banding of C.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



