

## 2 Bedroom Detached for Rent - £825 per month

St Pauls Street, Ramsbottom, Lancs, BL0 9BW



### KEY FEATURES

- MID STONE COTTAGE • RAMSBOTTOM CENTRE LOCATION • CONTEMPORARY INTERIOR • HIGH GLOSS KITCHEN WITH APPLIANCES • TWO BEDROOMS • GAS CENTRAL HEATING/DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES • MODERN FITTED BATHROOM • AVAILABLE FOR IMMEDIATE VIEWING

## Description

**\*\*A MODERN AND WELL PRESENTED STONE BUILT TERRACED PROPERTY IN CENTRAL RAMSBOTTOM\*\***

**\*\* PLEASE NOTE:** Please email the office to register your interest in this property.

JH Sales and Lettings are pleased to receive instructions to let this very well presented stone built mid terraced property, presented to a modern standard throughout.

Located in the heart to Ramsbottom village centre, and a short walk from all the amenities and leisure facilities that Ramsbottom has to offer, the property benefits from gas fired central heating and double glazing.

The accommodation on offer comprises of lounge with feature fireplace, high gloss white kitchen with integral appliances, two good sized bedrooms and main bathroom suite. Outside, the property is pavement fronted and has an enclosed rear yard.

The property is available for immediate viewing and occupation and interest is now being taken.

A holding deposit equivalent to one weeks rent will be payable (refundable of first months rent). The deposit will be the equivalent of five weeks rent.

## Energy Efficiency

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