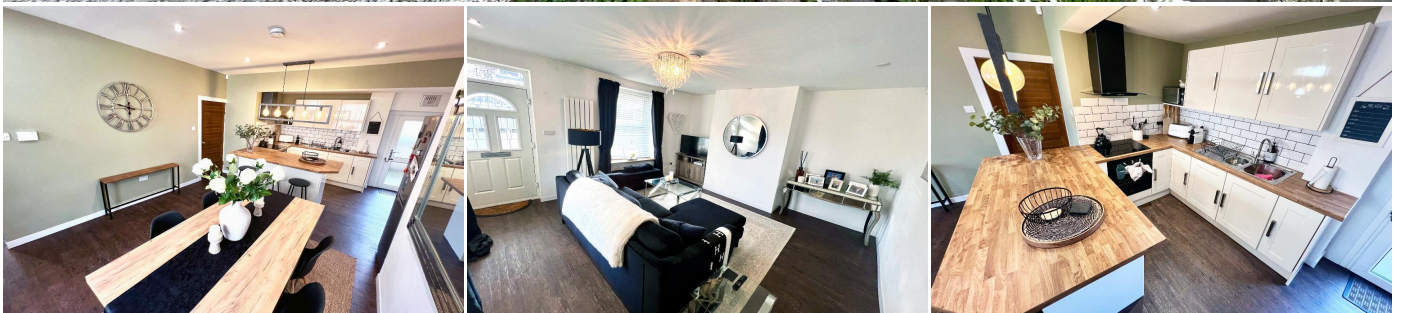




## 2 Bedroom Double Fronted Cottage for Rent - £925 per month

Bury Road, Tottington, Bury, BL8 3HD



### KEY FEATURES

- DOUBLE FRONTED STONE COTTAGE • IN THE HEART OF TOTTINGTON • IMMACULATE CONTEMPORARY INTERIOR • LARGE OPEN PLAN DINING/KITCHEN AREA • WOODEN FLOORING THROUGHOUT GROUND FLOOR • TWO GOOD SIZED BEDROOMS • EN SUITE TO MASTER BEDROOM • SEPARATE CELLAR AND UTILITY • MODERN BATHROOM • AVAILABLE FOR IMMEDIATE OCCUPATION



## Description

### \*\* DELIGHTFUL AND CONTEMPORARY DOUBLE FRONTED STONE COTTAGE \*\*

We are delighted to be instructed to let, this immaculately presented double fronted cottage in the heart of Tottington.

Within easy reach of local amenities, eateries and popular local schools, the property is available for immediate viewing and occupation.

With gas fired central heating and double glazing, the accommodation is accessed via two entrance doors. Having undergone a full program of modernization, joining the two original properties into one, the interior has a contemporary finish that has been maintained to an excellent standard by its current owners.

Internal accommodation comprises of a separate lounge with wooden flooring, open plan kitchen/dining area, two good size bedrooms with the benefit of an en suite shower room to the master bedroom . A modern bathroom completes the accommodation. The property also boasts a cellar for storage with a separate utility area.

Viewing of the property is strictly by appointment with our Tottington Office.

We are advised of the following:

The property has an EPC rating of: D.  
The property has a council tax banding of B.

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

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

