

£995
pcm



JONSIMON
ESTATE AGENTS



Features

- Well Presented Mid Town House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Three Piece White Shower Room
- Front and Rear Gardens
- Gas Central Heating & Fully Double Glazed Throughout
- Sought After Location ** Within The Catchment Area Of Elton High School **
- EPC Rating - D
- Cul - De - Sac Location
- Viewing highly recommended and is strictly by appointment only

Summary of Property

JonSimon are pleased to offer for rent an immaculately presented garden fronted 3 bedroom townhouse located in the sought after area of Walshaw Park within the catchment area of Elton High School.

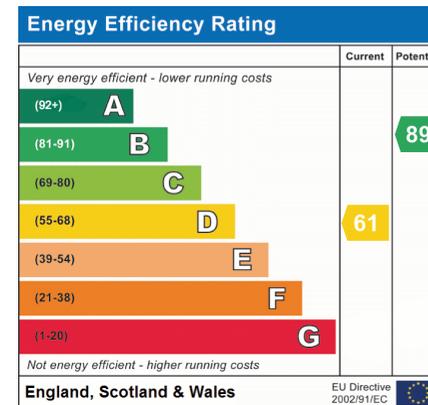
The property has been fully modernised and is decorated in contemporary tones of grey and white throughout.

Accommodation comprises of: Entrance vestibule with access into the lounge with open staircase to the first floor. To the rear is a modern fitted kitchen which opens out onto the enclosed rear garden.

To the first floor are 3 bedrooms and a modern 3 piece family bathroom comprising of shower cubicle, hand wash basin and wc.

Externally there are well maintained and mature gardens to both front and rear.

Deposit: £995.00



Local Authority

Bury Council
Band B
Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Entrance Vestibule

With internal door leading to:

Lounge/Dining Room

A lovely dual aspect room with window to the front and rear. Stairs rising to the first-floor landing with storage under. Carpet fitted and sliding door to the:

Kitchen

Fitted with a modern range of handleless units with wooden work surfaces over. Integrated four ring ceramic hob with extractor hood over and single oven under, fridge/freezer and space & plumbing for washing machine. There is a window & door to the side, vinyl floor and anthracite radiator fitted.

First Floor

Landing

From the first-floor landing there are doors to the three bedrooms and shower room.

Bedroom One

A particularly good size room with window to the rear and doors to the built-in wardrobes providing hanging space & shelving and with storage cupboards above.

Bedroom Two

A second double bedroom with window to the front.

Bedroom Three

A third well-proportioned bedroom with window to the front.

Shower Room

Fitted with a modern suite of low-level WC, fitted wash hand basin with tiled splash back and shower enclosure with shower, shower tray and shower screen doors fitted. There is an obscured glazed window to the rear with blind fitted, heated towel heater and linoleum flooring fitted.

Outside

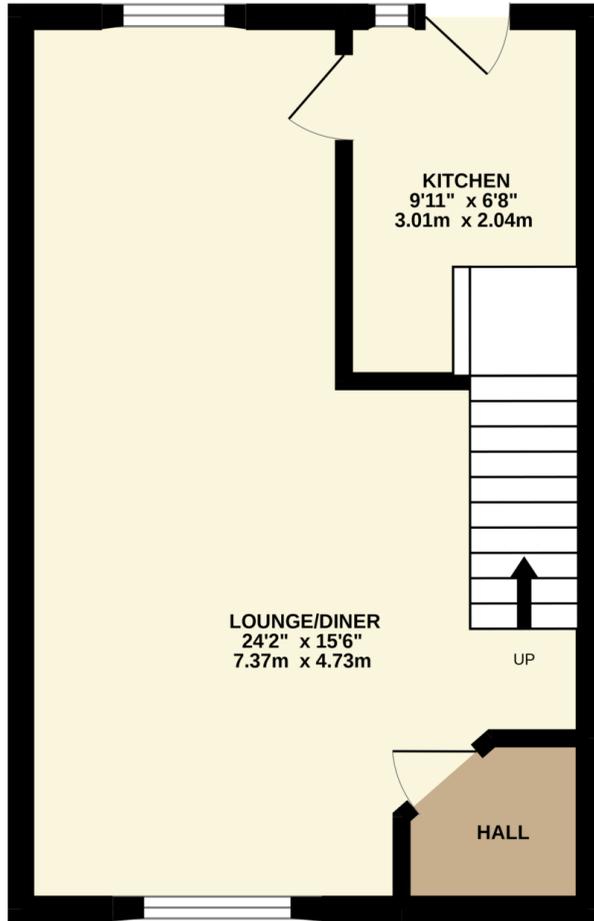
Gardens

To the front of the property is a lawned garden. To the rear of the property there is an enclosed garden laid to lawn, a paved seating terrace ideal for outside dining and a timber garden shed. The garden is surrounded by timber panel fencing.

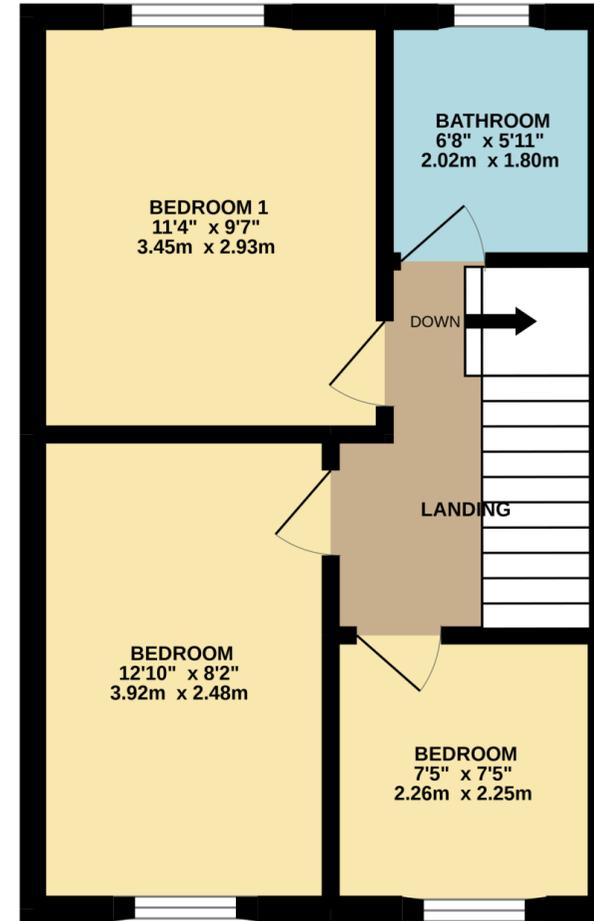


Floorplan

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is for illustrative purposes only and should not be relied upon for any specific purpose. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.