

£2,500
pcm

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TO LET
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ESTATE AGENTS



Features

- BESPOKE DETACHED PROPERTY
- SUBSTANTIALLY RESTORED 2021 AND 2022
- SPLIT LEVEL DESIGN
- PROFESSIONALLY REMODELLED REAR GARDENS IN JAPANESE THEME
- GREAT SIZED PLOT WITH PRIVACY TO REAR
- FOUR/FIVE BEDROOMS
- GALLERIED KITCHEN OVERLOOKING LOUNGE
- DOUBLE GARAGING & EXPANSIVE DRIVEWAY
- AVAILABLE IMMEDIATELY
- EPC Rating - D
- ELECTRIC CHARGING POINT

Summary of Property

IMPORTANT NOTE: To Pass the referencing earnings criteria for this property you must have a combined annual income of £75,000. Please only apply if you meet this criteria.

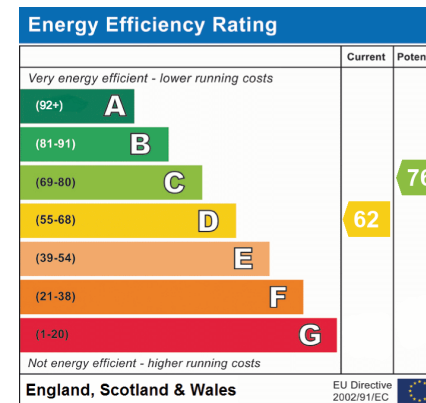
A LARGE PRESTIGIOUS FOUR BEDROOMED DETACHED PROPERTY LOCATED IN ONE OF THE MOST SOUGHT AFTER AREAS OF BURY.
 ** AVAILABLE NOW **

Constructed in the early 1970s and refurbished throughout during 2021 and 2022. A most unusual and individually designed split level FREEHOLD detached home located on Haig Road, Bury, providing easy access to Bury town centre and yet having a secluded position backing onto Westbury Sports Club playing fields. Many of the homes on Haig Road have larger than expected gardens and 81 is no exception. Set well back from the road the property is more or less centrally positioned within the plot. The current owners are to be commended for their flair and imagination, there is a distinct contemporary feel throughout the property and a clever use of space. The rear gardens were the subject of a total re modelling through 2022 and they now represent a very clever design in a Japanese theme. The accommodation is warmed by gas central heating and there is of course upvc double glazing and briefly comprises: entrance hallway with stairs up to the kitchen and down to the bedrooms, spacious lounge, galleried modern dining kitchen, inner hall, sitting room or bedroom, study, lower hall with three bedrooms (all fitted and the main with en-suite shower room) and modern main four piece bathroom. The double garage with remotely operated up and over door is accessed from the side of the property.

Tenancy Deposit - £2500.00

Tenancy Term - Minimum 6 months

Council Tax Band - F



Local Authority

Bury Council
 Band F
 Tax Band Amount: £3148.24

Room Descriptions

Ground Floor

Entrance Hallway

Glazed balustrade and stairs up to kitchen and down to the main bedrooms.

Lounge

7.2m x 4m (23'7" x 13'1") - Impressive room with full height ceiling and glazed balustrade separating the galleried kitchen. Bi-folding doors leading onto the rear decking. Karndean flooring and stone chimney breast housing a pebble effect electric fire.

Kitchen/Diner

7.1m x 3.4m (23'3" x 11'1") - Comprehensive range of wall & base units including a central island in gloss grey with complementary quartz worktops & splash backs incorporating a stainless steel sink unit with flexi mixer tap. Range of built in appliances by Neff to include ceramic hob, double oven, extraction system. Integrated fridge, freezer, dishwasher and washing machine. LED lighting. Window overlooking the rear gardens.

Inner Hallway

With built in storage to match the kitchen.

Sitting Room/Bedroom Four

4.8m x 3.5m (15'8" x 11'5") - Currently set up as a sitting room. Window to the front.

Study/Bedroom Five

2.6m x 2.5m (8'6" x 8'2") - With window to the side, laminate flooring.

Lower Hallway

Providing access to the principal bedrooms and bathroom.

Bedroom One

4.3m x 3m (14'1" x 9'10") - Range of fitted wardrobes, access to...

En-Suite

Three piece ensuite shower room comprising: a low flush w.c., vanity unit wash hand basin and shower cubicle with thermostatic shower. LED lighting.

Bedroom Two

4m x 3.5m (13'1" x 11'5") - With built in wardrobes and window to the rear overlooking the gardens.

Bedroom Three

3.4m x 2.8m (11'1" x 9'2") - Window to the rear overlooking the gardens, fitted wardrobes.

Family Bathroom

Sumptuous four piece suite in white comprising: a low flush w.c., wash hand basin, panelled bath with 'waterfall' taps and separate shower cubicle with thermostatic shower rainstorm shower. Window to the side.

Outside

Garage

With remotely operated up and over door, Wall mounted gas central heating boiler and hot water system, power and light.

Gardens

The property is more or less centrally located in the plot and consequently is well set back from the road. There is a fabulous sized driveway providing on site parking for 5 or 6 cars, leading to the attached double garage.. The front gardens are laid to lawn with establish traditional borders. To the rear the gardens have been professionally re designed in a Japanese theme. There is a beautiful hardwood decked area with steps leading down to the lawns and further patio area. The gardens wrap round to the side and there is a clever use of space with a wall of potted plants and hideaway bin store. At the rear of the garden there is a timber summerhouse. The rear of the property is not overlooked and backs onto Westbury Sport Club playing fields.



Floorplan

Total Area: 193.1 m² ... 2079 ft²



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.

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