

£1,200  
pcm



**JON SIMON**  
ESTATE AGENTS





### Features

- A Well Presented Three Bedroom Semi Detached Family Home
- Spacious Lounge With Feature Fireplace
- Fitted Kitchen & Dining Room With French Patio Doors
- Modern Downstairs Shower Room
- Well Maintained Front & Rear Gardens with Patio Areas
- Large Flagged Driveway for Ample Cars
- Gas Central Heating & Fully Double Glazed Throughout
- Sought After Location \*\* Within The Catchment Area Of Elton High School \*\*
- Cul -De -Sac Location
- EPC Rating - E
- Viewing highly recommended and is strictly by appointment only

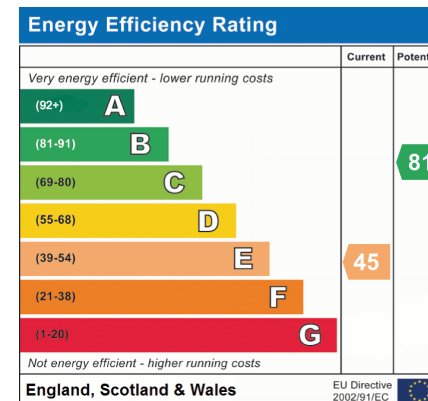
### Summary of Property

**\*\* LARGE CORNER PLOT \*\* OPEN PLAN DINING KITCHEN \*\* BEAUTIFUL GARDENS \*\* AVAILABLE STRAIGHT AWAY \*\*** JonSimon is pleased to offer for rent this beautifully presented three-bedroom semi-detached dormer family home, located in the highly sought-after Walshaw Park area, within the catchment of Elton High School.

The property has been freshly decorated throughout and features new carpeting.

The accommodation includes: an entrance hallway, a spacious lounge, a modern three-piece shower room, and a fitted kitchen that opens into the dining area, where French patio doors lead to the enclosed rear garden. On the first floor, there are three bedrooms, two of which include fitted furniture. Outside, the property boasts well-maintained, mature gardens at both the front and rear, complete with patio areas. The rear garden offers added privacy as it is not overlooked. Viewing is strictly by appointment only through our Ramsbottom office.

Deposit: £1200.00.



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door and window, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay fronted window and UPVC double glazed side window, coal gas effect fire with surround, radiator, TV point and ceiling point.

#### Kitchen

A range of wall and base units with complementary worksurface, four ring gas hob with extractor unit above, electric oven, 1 1/2 bowl sink unit with drainer, plumbed for washing machine, parts tiled walls, storage cupboard with plumbing for washing machine..

#### Dining Room

UPVC double glazed bay rear window and UPVC double glazed French patio doors, radiator, ceiling coving and ceiling points.

#### Downstairs Shower Room

A three piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, towel radiator, part tiled walls, tiled flooring, ceiling point and UPVC double glazed rear window.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and units, storage cupboard, TV point and ceiling point.

#### Bedroom Two

UPVC double glazed rear and side windows, radiator, fitted wardrobes and unit, ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

### Outside

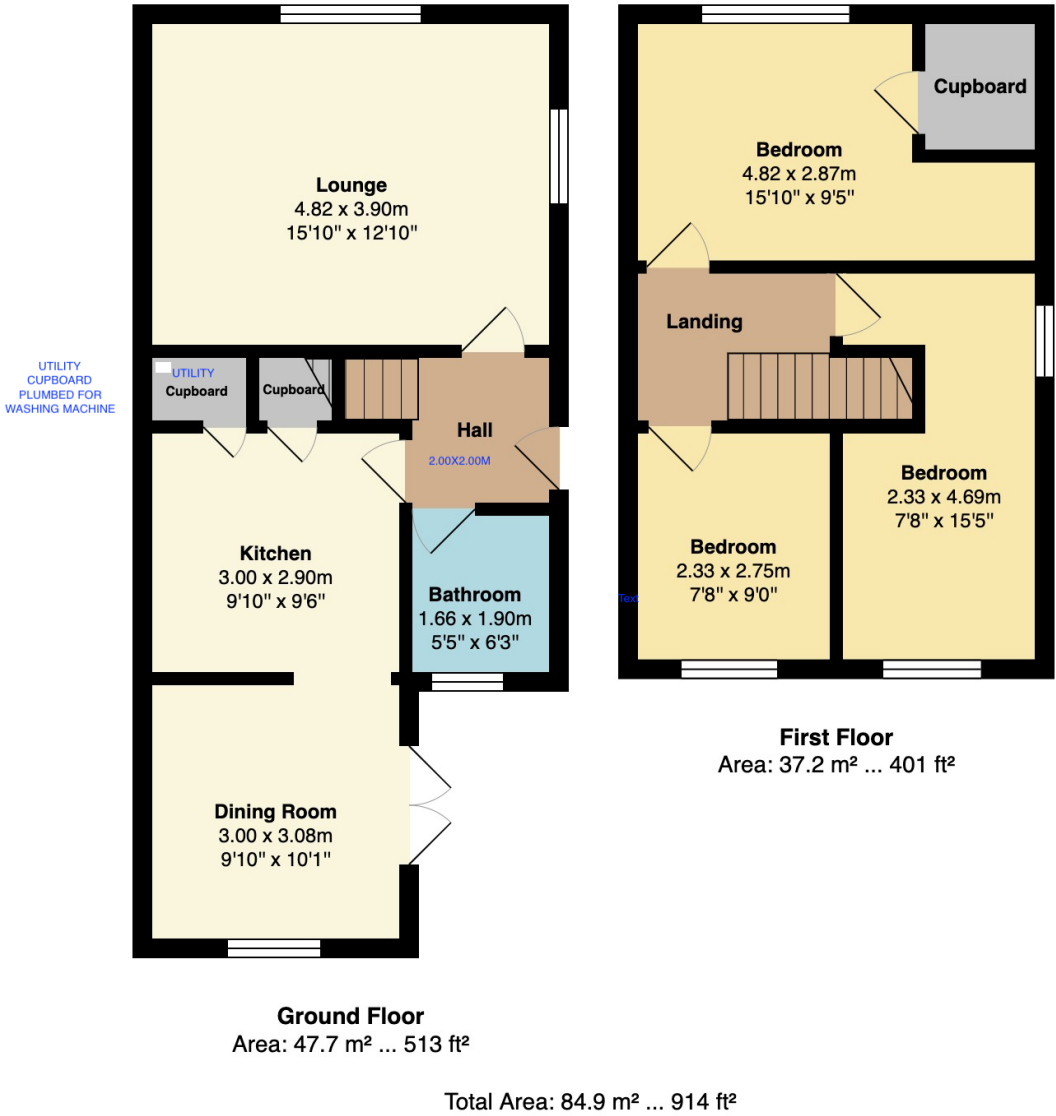
#### Gardens & Parking

Front: Flagged driveway for several cars, lawn area with border and shrubs.

Rear: Flagged patio areas, lawn area with borders and shrubs. Gated access to the side.



Floorplan



**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.