



**110 Sunny Bank Road, Unsworth  
Bury BL9 8LJ**

**£1,295 PCM**

Hyde Estates are delighted to offer this 3 bedroom semi-detached house to let. The property benefits off street parking and a detached garage with south facing garden to the rear. Ideally situated on Sunny Bank Road, in the popular area of Unsworth with excellent local amenities and transport links. Benefits new carpets fitted in April 2025. Offered unfurnished and available now.



Accommodation

Comprising; entrance hall with stairs to the first floor and built in cupboard, bay fronted lounge opening to the dining room via double doors, complete with electric fire and feature fireplace. Sliding patio doors open to the uPVC double glazed conservatory with tiled flooring and french doors out into the rear garden. From the hallway is an eat in kitchen featuring a retractable breakfast table and fitted with a range of wall and base units, contrasting work tops and tiled splashbacks. Inset sink unit, freestanding electric cooker and plumbing for a washing machine. Access to downstairs storage cupboard and side door to rear garden. From the first floor landing are two spacious double rooms with the main front bedroom benefitting from fitted wardrobes. The single third bedroom also featured built in wardrobes. The shower room is fitted with a suite of washbasin, wc and shower cubicle with mains operated shower and rainfall effect shower head. Features built in cupboard, wall mounted mirror with lighting, heated chrome towel rail, frosted window, extractor fan and a mix of tiled and panelled splashbacks.

Room Measurements

- Lounge: 12'8" x 11'11"
- Dining Room: 13'8" x 10'3"
- Kitchen: 9'6" x 7'9"
- Conservatory: 11'9" x 9'3"
- Bedroom 1: 13'9" x 10'7"
- Bedroom 2: 12'4" x 10'4"
- Bedroom 3: 8'3" x 7'9"
- Shower Room: 8'2" x 7'9"
- Garage: 20' x 8'5"

Gardens

Paved front garden provides ample off street parking which contiues via gated access to the side of the property opening to the garage. The south facing rear garden features a patio area and lawn, bordered by planting.

Garage

Detached garage with pitched roof and double doors. Benefits electrical power and uPVC windows to the rear. Ideal for storage.

Parking

Driveway providing off street parking for multiple vehicles.

Additional Information

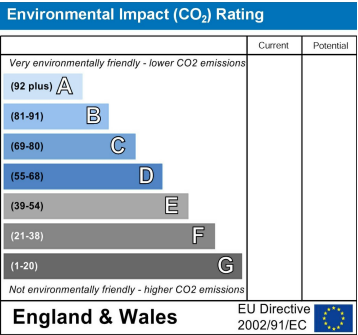
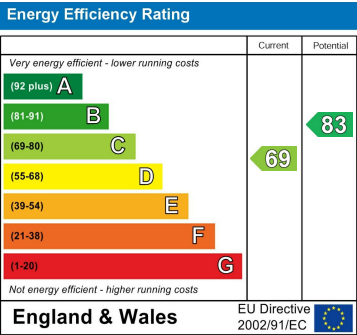
The property is serviced by a wall mounted combi boiler and uPVC double glazed windows. New carpets were installed April 2025.

Council Tax

Bury Council, Band C.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents  
0161 773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB