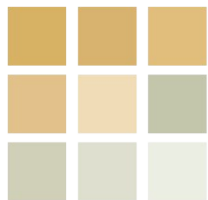




pearson
ferrier®



8 BENTLEY LANE
Bury, BL9 6RZ
£1,000 Per Calendar Month

8 BENTLEY LANE

Property at a glance

- STONE BUILT COTTAGE
- SEMI RURAL LOCATION
- RECENTLY REDECORATED WITH NEW FLOOR COVERINGS
- THREE BEDROOMS
- UPVC DOUBLE GLAZED
- GARDEN TO THE REAR
- COUNCIL TAX BAND B
- EPC RATING C
- AVAILABLE LATE AUGUST / EARLY SEPTEMBER

Nestled in the charming semi-rural area of Walmersley, Bury, this delightful three-bedroom terraced cottage on Bentley Lane offers a perfect blend of comfort and tranquillity. Available for occupancy in late August, this property is ideal for families or professionals seeking a peaceful retreat while remaining conveniently close to local amenities. With combination gas fired central heating and upvc double glazing the property briefly comprises: entrance vestibule via upvc door, lounge with beamed ceiling, dining/kitchen with a range of fitted units, first floor landing, three bedrooms and a combined shower room. To the outside there is a garden area to the front.

The semi-rural location enhances the appeal, allowing residents to enjoy the beauty of the surrounding countryside while still being within easy reach of Bury's vibrant town centre.

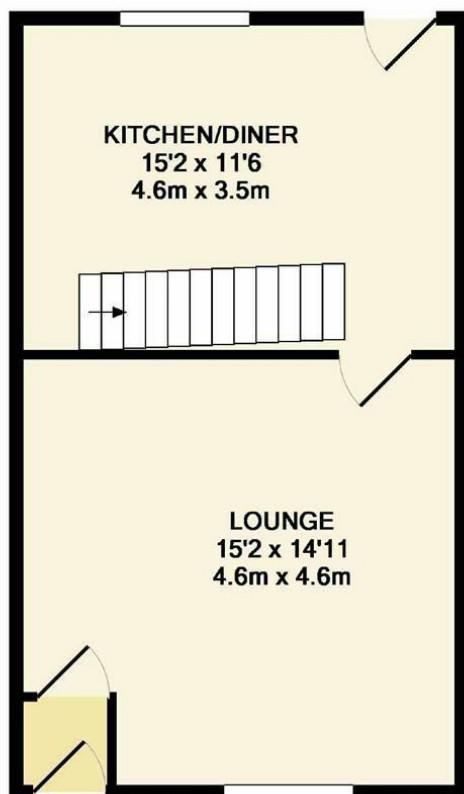
ADDITIONAL INFORMATION:

The EPC rating is band C. Council Tax Band B.

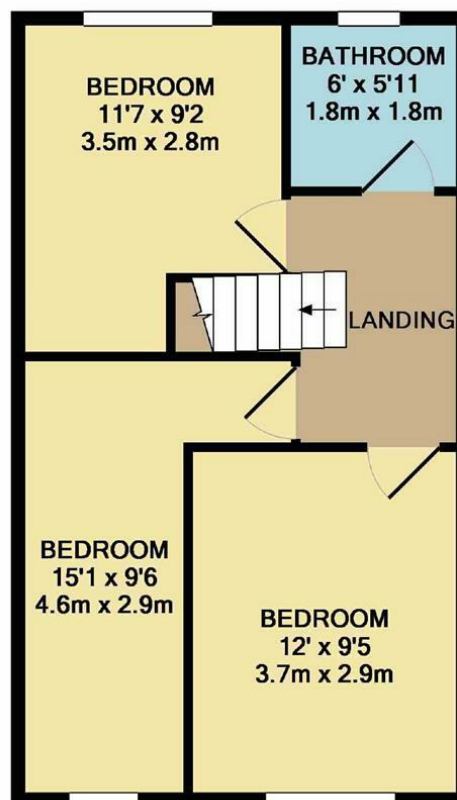
Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





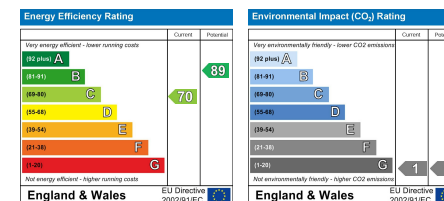


GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)
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