



pearson  
ferrier®



1 RECTORY LANE  
Bury, BL9 7TA  
£900 Per Calendar Month

# 1 RECTORY LANE

## Property at a glance

- AVAILABLE NOW
- THREE BEDROOMS
- CLOSE TO FAIRFIELD HOSPITAL
- GOOD PUBLIC TRANSPORT LINKS
- A FULLY RENOVATED END TERRACED PROPERTY
- GREAT ACCESS TO BURY, HEYWOOD & ROCHDALE
- EPC RATING D
- COUNCIL TAX BAND A

\*\*\*AVAILABLE NOW\*\*\* A fully renovated end terraced property with three bedrooms located close to Fairfield Hospital. The property is on a quiet side street off Rochdale Old Road, with great local amenities including countryside walks, shops, public transport links, motorway access and schools. It has been fully renovated by the current landlord and comprises three bedrooms, family bathroom, lounge, kitchen/diner, utility room and vestibule entrance. Externally there is a garden to the front and a yard area to the rear. Parking is on street with resident parking permits. There is good access to Bury, Heywood & Rochdale centres. If you are looking for a family home in fantastic condition then please contact Pearson Ferrier to arrange a viewing.

### ADDITIONAL INFORMATION:

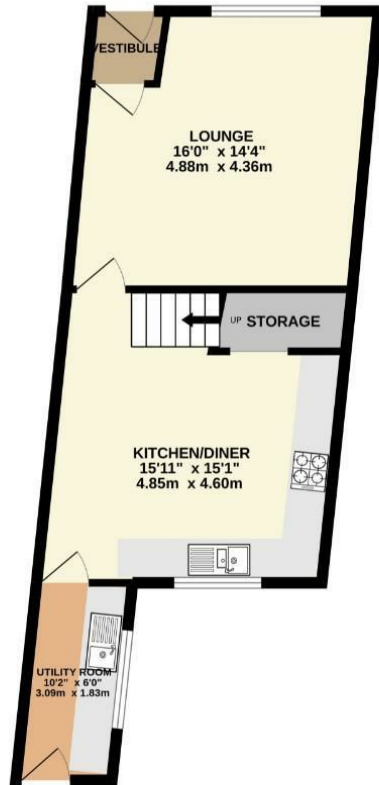
The EPC rating is band D. Council Tax Band A.

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

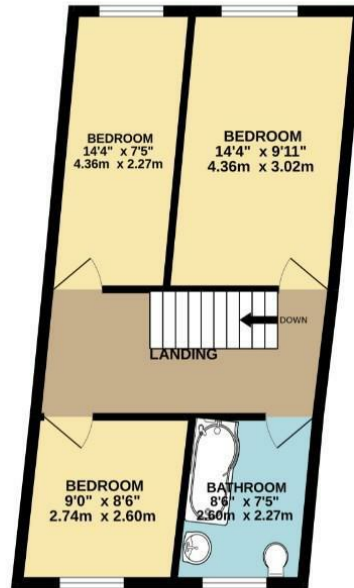




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

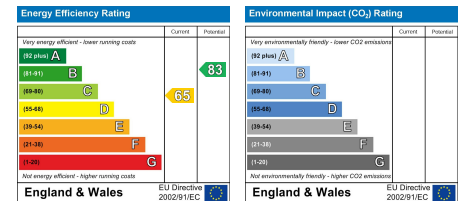


1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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