



pearson  
ferrier®



5 ADLINGTON CLOSE  
Bury, BL8 2HS  
£1,400 Per Calendar Month

# 5 ADLINGTON CLOSE

## Property at a glance

- AVAILABLE NOW
- DETACHED BUNGALOW
- THREE BEDROOMS
- FITTED FURNITURE
- THREE RECEPTION ROOMS
- MATURED GARDENS
- DRIVEWAY PARKING
- HIGHLY DESIRABLE LOCATION
- COUNCIL TAX BAND D
- EPC RATING D

\*\*\*AVAILABLE NOW\*\*\* Immaculately presented extended detached bungalow on the ever popular Seddons Farm estate just off Bolton Road. The location offers excellent access and transport links to Bury & Bolton town centres, with a handy parade of shops & medical centre being on your doorstep. The property benefits from being warmed by gas fired central heating, double glazing throughout, integral garage, driveway and gardens to the front & rear. The accommodation briefly comprises of; Entrance porch, good sized lounge, newly installed kitchen, dining room over 19ft, large conservatory over 16ft. Two double bedrooms and a single bedroom (all fitted and the main being en-suite) and contemporary shower room. The property has off road parking for two vehicles and landscaped gardens to the rear.

Council Tax Band D and EPC Rating D.

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



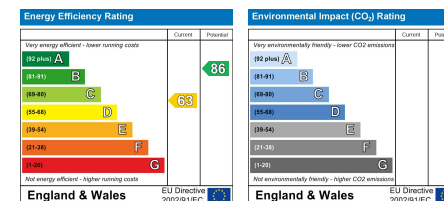




GROUND FLOOR  
1355 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq ft. (125.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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