



pearson  
ferrier®



36 WARWICK CLOSE  
Bury, BL8 1RT  
£1,250 Per Calendar Month



# 36 WARWICK CLOSE

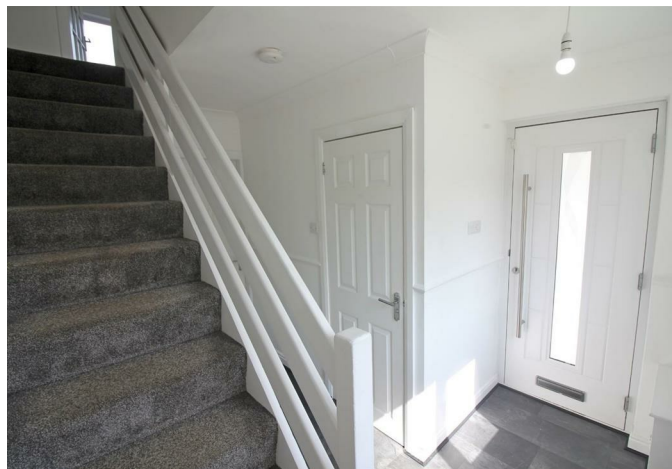
## Property at a glance

- AVAILABLE NOW
- TOWNHOUSE PROPERTY
- BASED OVER THREE FLOORS
- DESIREABLE LOCATION
- INTEGRAL GARAGE
- MODERN FIXTURE & FITTINGS
- GAS CENTRAL HEATING
- ARTIFICIAL GRASS TO THE REAR WITH PATIO
- COUNCIL TAX BAND C
- EPC RATING C

\*\*\*AVAILABLE NOW\*\*\* A modern four bedroom townhouse property situated in a pleasant and popular residential location. The location offers excellent access to Bury & Tottington centres, with local shops, schools (including Elton High & Elton Primary) and amenities being on your doorstep yet with the Kirklees Nature trail being only a short walk. The property benefits from gas central heating, UPVC double glazing and off road parking. The property consists of; entrance hallway, downstairs shower room, fourth bedroom/study room leading to the rear patio. To the first floor there is a spacious living room, open plan dining and kitchen. To the second floor, there is a three bedrooms and a family bathroom with a separate shower enclosure. Externally, driveway parking, attached garage and a rear garden with patio and artificial grass.

Council Tax Band C and EPC Rating C.

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







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