



pearson  
ferrier®



15 SETTLE CLOSE  
Bury, BL8 2TP  
£950 Per Calendar Month



# 15 SETTLE CLOSE

## Property at a glance

- SPLIT LEVEL HOME
- ELEVATED POSITION
- WALK TO LOWERCROFT SCHOOL
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDENS & DRIVEWAY
- AVAILABLE NOVEMBER
- COUNCIL TAX BAND C
- EPC RATING C

**\*\*AVAILABLE NOVEMBER \*\* TWO BEDROOMS \*\* SEMI DETACHED BUNGALOW \*\* UNFURNISHED \*\* DRIVEWAY \*\* QUIET CUL DE SAC LOCATION \*\***

A well positioned, modern split level semi-detached property in an elevated plot on Settle Close, Lowercroft, with good access to both Walshaw Village and Lowercroft Primary School. The accommodation briefly comprises: entrance hall, lounge with picture window to the front, kitchen with built in oven, hob, extractor, fridge and freezer, two bedrooms (the main with picture patio doors onto the rear patio and gardens) and three piece bathroom with shower. To the outside there are garden areas to the front and rear and a two car driveway. The garage is being retained by the landlord.

Please note a holding deposit equivalent to one weeks rent is required to secure the property.

### ADDITIONAL INFORMATION:

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







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