



pearson  
ferrier®



11 SPRING VALE DRIVE  
Bury, BL8 3SB  
£1,250 Per Calendar Month

# 11 SPRING VALE DRIVE

## Property at a glance

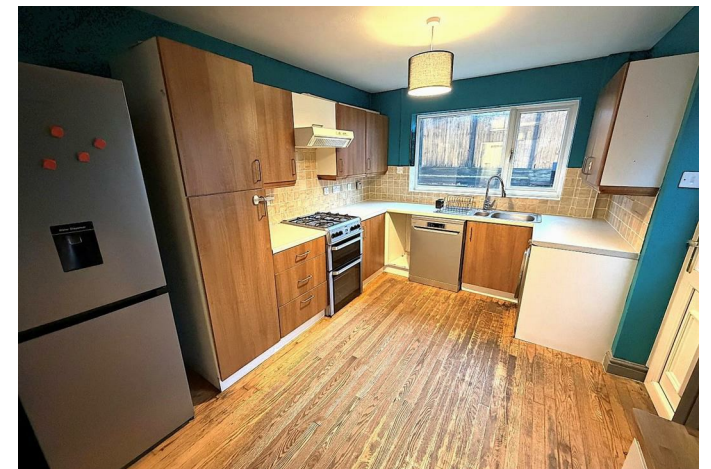
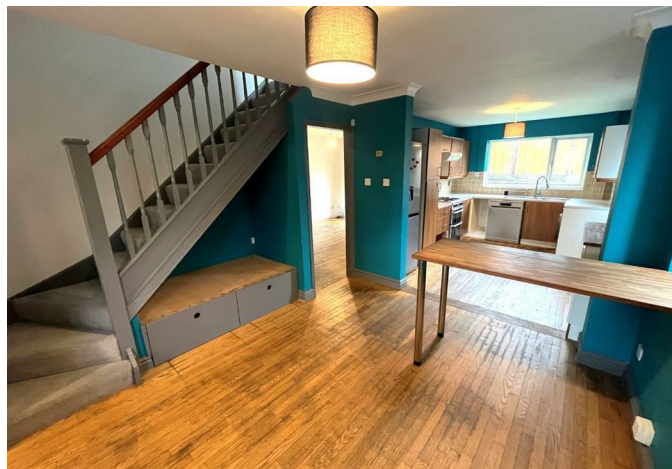
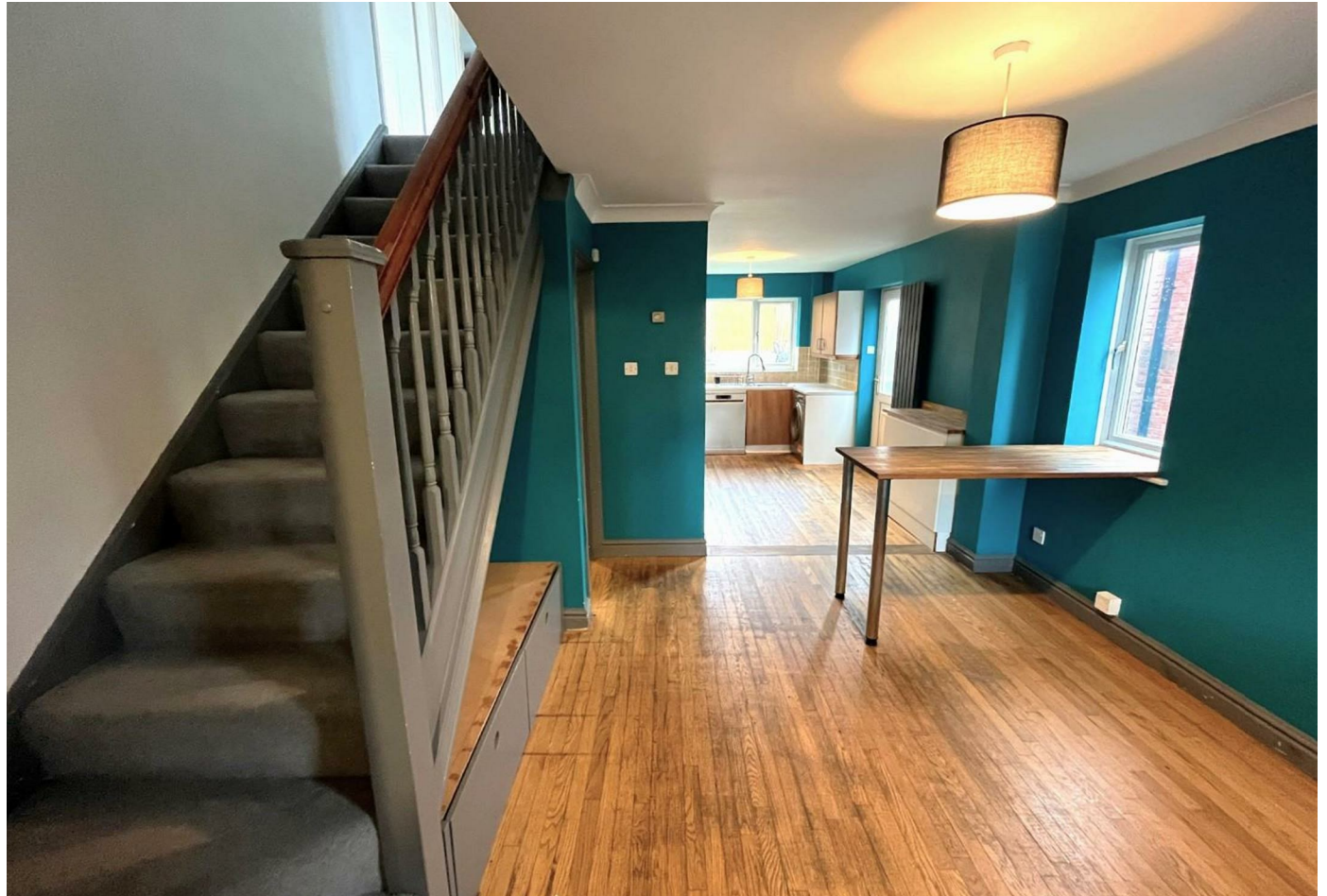
- Detached property
- Three bedrooms
- Open plan dining/kitchen
- Two reception rooms
- Rear garden
- Double driveway

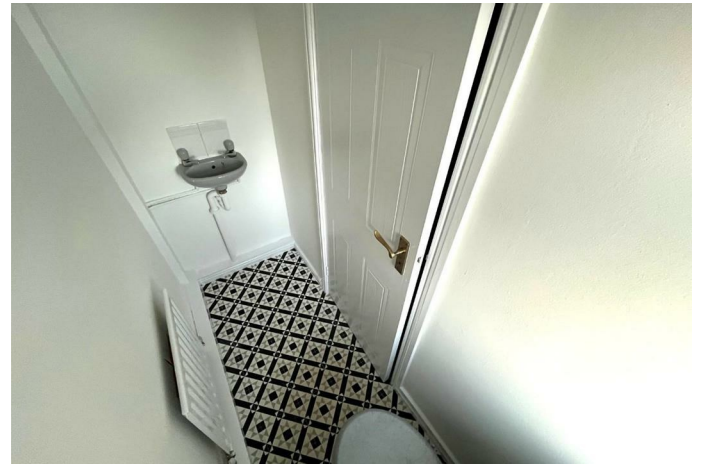
Springvale is a well presented three bed detached property located on this popular estate just a short walk from Tottington centre and a short drive to Bury and Ramsbottom. Other transport links are only a short drive away whilst local countryside is on the doorstep. The property is well placed for access to extensive amenities, bars, restaurants and highly regarded local schools. The property briefly comprises of a porch, lounge, large open plan dining kitchen and downstairs WC as well as a second reception room. On the first floor are 3 good sized bedrooms, family bathroom and ensuite. The kitchen comes with oven, hob, washing machine, dishwasher and sink & drainer as well as a freestanding fridge freezer. The patio doors open to the back garden with artificial grass and access round the side of the property.

EPC: B

Council Tax: D

A holding deposit equivalent to 1 weeks rent is required on application

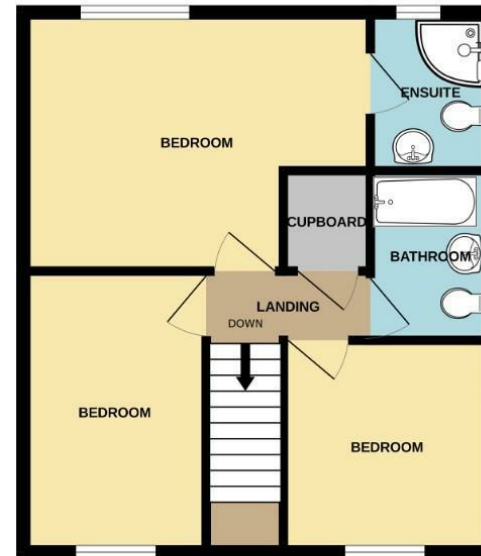




GROUND FLOOR



1ST FLOOR



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 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (49-54) E                                   |  |                         |           |
| (45-48) F                                   |  |                         |           |
| (1-44) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
|                                             |  | 87                      | 88        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (49-54) E                                                       |  |                         |           |
| (45-48) F                                                       |  |                         |           |
| (1-44) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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