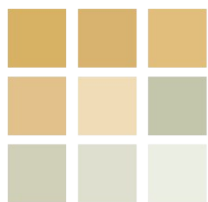




pearson
ferrier®



10 EDEN AVENUE
Bury, BL0 0LG
£1,100 Per Calendar Month

10 EDEN AVENUE

Property at a glance

- Three bedrooms
- Driveway
- Enclosed garden
- Kitchen/Diner
- Spacious throughout
- Great location

Eden Avenue, Edenfield is a superbly presented three bedroom property located within walking distance of Edenfield village centre and a short drive to Ramsbottom. The property briefly comprises entrance: living room, large kitchen/diner with appliances with sink & drainer, oven and gas hob, integrated washing machine, dishwasher and fridge freezer. First floor, two double bedrooms and one single bedroom and a three piece bathroom suite. The property is warmed by gas fired central heating and is double glazed throughout. To the outside there is a driveway at the front providing off road parking and a large rear enclosed garden.

Council Tax: B

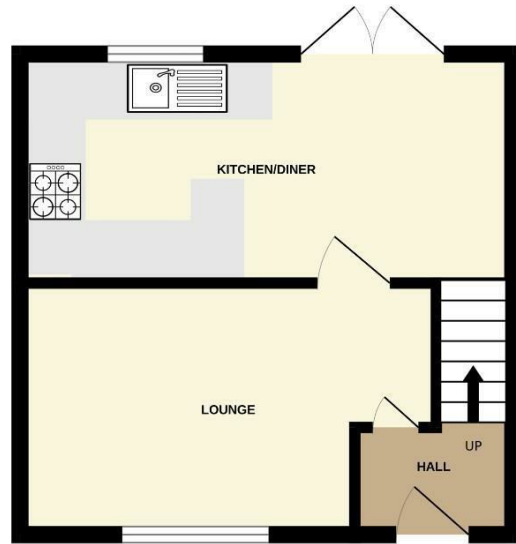
EPC: E

Please note: A holding deposit equivalent to 1 weeks rent is required upon application





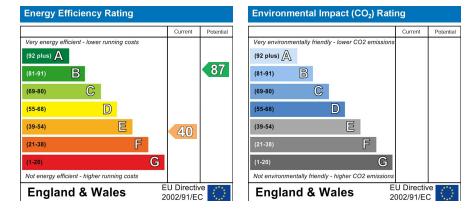
GROUND FLOOR



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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.