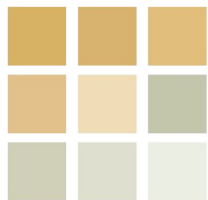




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71 EDEN AVENUE  
Bury, BL0 0LD  
£1,000 Per Calendar Month



# 71 EDEN AVENUE

## Property at a glance

- Semi detached
- Three bedrooms
- Spacious throughout
- Front and rear garden
- Open aspect to the rear
- Available now

Eden Avenue is a good sized 3 bedroom semi detached dormer bungalow located in this popular neighbourhood with views over open countryside to the rear. Both Ramsbottom and Rawtenstall are only a short drive away as well as motorway links, schools and local amenities. The property is unfurnished and is warmed by gas fired central heating and has double glazing throughout. The accommodation briefly comprises, hallway, fitted kitchen, spacious lounge, family bathroom, two bedrooms and a further bedroom on the first floor. There is a driveway at the front of the property and a front and rear garden with patio area.

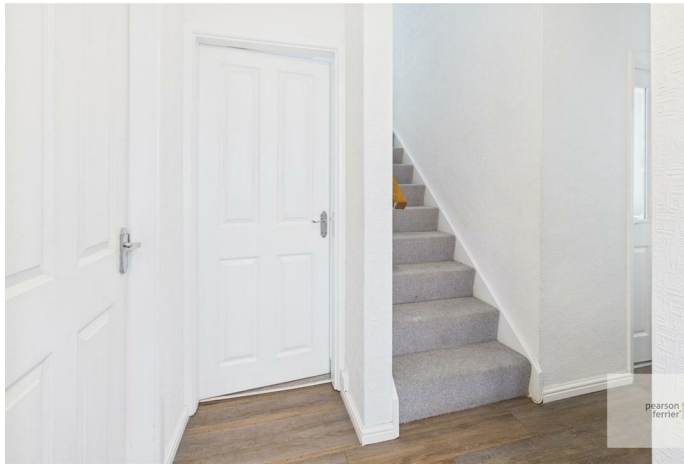
EPC: C

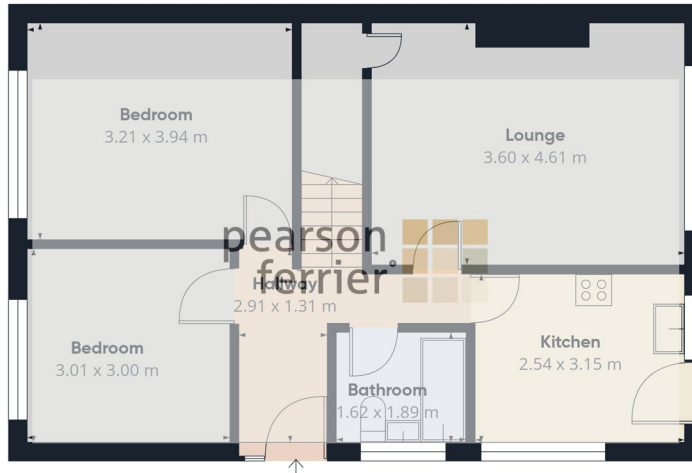
Council Tax Band: C

A holding deposit equivalent to one weeks' rent is required upon application.









Floor 0



Floor 1



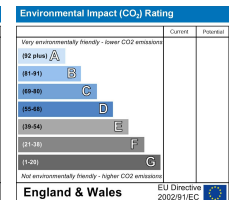
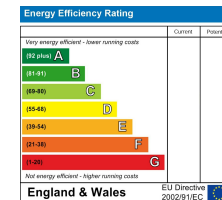
Approximate total area<sup>(1)</sup>  
70.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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