



Market Street, Bury, BL0 0JQ £1,200 Per Month

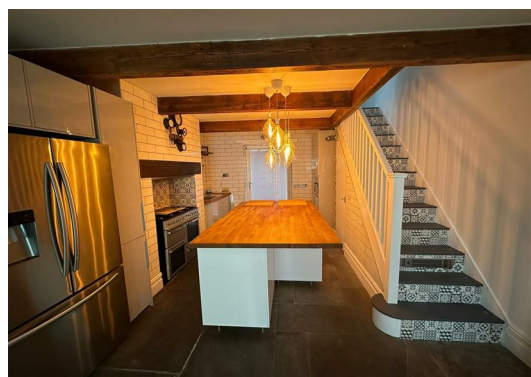
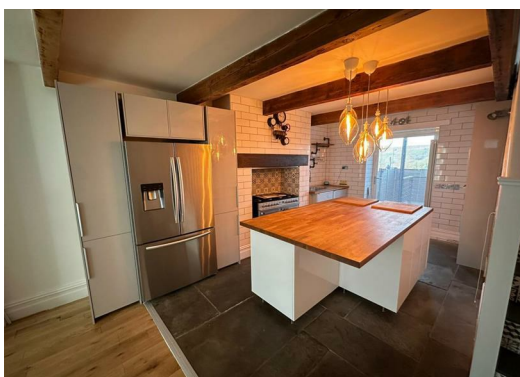
Modern Three Double Bedroom Home with En-Suite, Balcony & Large Garden – Edenfield

A beautifully presented three double bedroom modern home located in the village of Edenfield, offering spacious and versatile living ideal for families or professionals.

The property features two generous reception rooms and a contemporary fitted kitchen complete with American-style fridge freezer and dishwasher. All bedrooms are well-proportioned doubles, with the main bedroom benefiting from a stylish en-suite, while a modern family bathroom serves the remaining rooms. The house also benefits from a useful small cellar, providing additional storage space.

Externally, the home enjoys a second-floor balcony providing an elevated outdoor space, along with a spacious private rear garden perfect for entertaining or family use.

Situated in a semi-rural setting yet within easy reach of local amenities, schools and transport links, this is an excellent opportunity to live in a modern home in a popular location.



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 **Email:** enquiries@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk