



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Broadoaks, Bury, BL9 7SU

£895

SPACIOUS AND MODERN TWO BEDROOM APARTMENT

An ideal opportunity to rent this charming apartment located in a popular area of Bury. This delightful property boasts a newly decorated modern interior making it the perfect place to call home.

With one reception room, two bedrooms, and a well-maintained bathroom, this apartment offers a comfortable and inviting living space for you and your loved ones. The property is in excellent condition, ready for you to move in and start creating unforgettable memories.

Conveniently situated on a popular estate, this apartment also comes with the added benefit of dedicated parking, ensuring you always have a secure place for your vehicle. Additionally, you'll appreciate the easy access to local amenities, ideal location for Fairfield Hospital.

Don't miss out on the opportunity to rent this wonderful apartment. Embrace the convenience, comfort, and style that this property has to offer. Contact our Lettings team today to arrange a viewing.

Broadoaks, Bury, BL9 7SU

£895

 2  1  1  C

- Close To Fairfield Hospital And Other Local Amenities
 - Allocated Parking
 - New Carpets
- Council Tax Band A
 - 2 Bed, Spacious First Floor Apartment
 - Ample Sized Reception Room Leading To A Fitted Kitchen Space
- EPC Rating C
 - Newly Decorated
 - Close Proximity To Local Network Links

Entrance Hall

7'2 x 3'10 (2.18m x 1.17m)

Smoke alarm, doors to two bedrooms, bathroom and reception room/kitchen.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

Central heating radiator, dual flush WC, pedestal wash basin, panelled bath with overhead electric feed shower, part tiled elevation and vinyl flooring.

Reception Room/Kitchen

22'1 x 13'10 (6.73m x 4.22m)

UPVC double glazed French doors to balcony, two UPVC double glazed windows, two central heating radiators, range of wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for fridge freezer and vinyl flooring.

Bedroom One

14'11 x 10'8 (4.55m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed window and central heating radiator.

External

Front

Allocated parking.

Rear

Communal area with laid to lawn and mature shrubs.



Tel: 01616960085

www.keenans-estateagents.co.uk