



**110 Sunny Bank Road, Unsworth
Bury BL9 8LJ**

£1,350 PCM

Hyde Estates are delighted to offer this 3 bedroom semi-detached house to let. The property benefits off street parking and a detached garage with south facing garden to the rear. Ideally situated on Sunny Bank Road, in the popular area of Unsworth with excellent local amenities and transport links. Offered unfurnished and available now.



Accommodation

Comprising; entrance hall with stairs to the first floor and built in cupboard, bay fronted lounge opening to the dining room via double doors, complete with electric fire and feature fireplace. Sliding patio doors open to the uPVC double glazed conservatory with tiled flooring and french doors out into the rear garden. From the hallway is an eat in kitchen featuring a retractable breakfast table and fitted with a range of wall and base units, contrasting work tops and tiled splashbacks. Inset sink unit, freestanding electric cooker and plumbing for a washing machine. Access to downstairs storage cupboard and side door to rear garden. From the first floor landing are two spacious double rooms with the main front bedroom benefitting from fitted wardrobes. The single third bedroom also featured built in wardrobes. The shower room is fitted with a suite of washbasin, wc and shower cubicle with mains operated shower and rainfall effect shower head. Features built in cupboard, wall mounted mirror with lighting, heated chrome towel rail, frosted window, extractor fan and a mix of tiled and panelled splashbacks.

Room Measurements

Lounge: 12'8" x 11'11"
Dining Room: 13'8" x 10'3"
Kitchen: 9'6" x 7'9"
Conservatory: 11'9" x 9'3"
Bedroom 1: 13'9" x 10'7"
Bedroom 2: 12'4" x 10'4"
Bedroom 3: 8'3" x 7'9"
Shower Room: 8'2" x 7'9"
Garage: 20' x 8'5"

Gardens

Paved front garden provides ample off street parking which continues via gated access to the side of the property opening to the garage. The south facing rear garden features a patio area and lawn, bordered by planting.

Garage

Detached garage with pitched roof and double doors. Benefits electrical power and uPVC windows to the rear. Ideal for storage.

Parking

Driveway providing off street parking for multiple vehicles.

Additional Information

The property is serviced by a wall mounted combi boiler and uPVC double glazed windows.

Council Tax

Bury Council, Band C.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents
0161 773 4583

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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