Sugdens
Sales & Lettings



Old Lane, Birkenshaw,

£1,000 Per Month

********** FULLY RENOVATED TWO BEDROOM SEMI DETACHED LOCATED IN BIRKENSHAW **********
This fully renovated to a high standard, two bedroom semi detached within the heart of Birkenshaw ideally located within walking distance of Birkenshaw Village shops, amenities, and schools within easy reach of the M606/M62 motorway links .
The property briefly comprises; Spacious lounge ,new breakfast kitchen having a range of base and wall units, built in electric oven, gas hob and hood, stainless steel sink unit with mixer taps, plumbing for washing machine, two double bedrooms and new spacious shower room .
Further benefits GCH and DG .
Externally there is a patio garden .
Council Tax Band B .
****VIEW IMMEDIATELY ****
SORRY NO PETS OR SMOKERS







Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



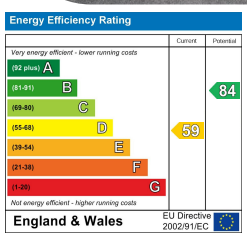


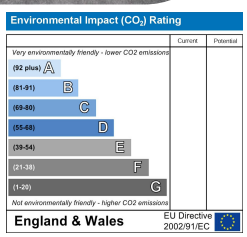






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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The Property Ombudsman
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DPS The Deposit Protection Service