



28 Kirkby Road, BL1 4EG

£900 Per month

ARC HOMES are delighted to offer TO LET this excellent two-bedroom, garden-fronted terraced property, positioned within a popular location. This well-presented home is ready to move into immediately, and early viewing is highly advised. Entry is via an entrance vestibule, which leads into a well-proportioned sitting room. To the rear is a modern kitchen/dining room, which completes the ground floor. To the first floor are two double bedrooms and a modern bathroom. Outside, both the front and rear gardens are enclosed and low-maintenance. RESTRICTIONS - No pets and Bond Scheme or Council Assisted Deposit Scheme not accepted.



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 <div>EU Directive 2002/91/EC</div>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <div>EU Directive 2002/91/EC</div>		



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