



pearson  
ferrier®



26 MALVERN AVENUE  
Bury, BL9 6NW  
£950 Per Calendar Month

# 26 MALVERN AVENUE

## Property at a glance

- AVAILABLE NOW
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EXTENDED KITCHEN
- NEWLY DECORATED
- NEW CARPETS FITTED
- EPC RATING D
- COUNCIL TAX BAND B

\*\*\*AVAILABLE NOW\*\*\* A truly beautifully presented and sympathetically modernised Edwardian townhouse located on a tree lined avenue only approximately one mile from Bury town centre and literally 'round the corner' from Clarence Park and The Lido. The accommodation is newly decorated, newly carpeted and of course has combination gas fired central heating and upvc double glazing throughout. Briefly the property comprises: entrance vestibule, inner hall with original coving, lounge, dining room/sitting room, extended kitchen, first floor landing, two double bedrooms and one single bedroom, a four piece bathroom to include a separate shower. To the outside there is a traditional front garden and an enclosed rear patio yard.

Council Tax Band B & EPC Rating D

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





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