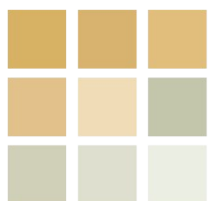




pearson
ferrier®



44 THELMA STREET
Bury, BL0 9JL
£1,100 Per Calendar Month

44 THELMA STREET

Property at a glance

- Brilliant location
- Two double bedrooms
- Immaculate throughout
- Downstairs WC
- Front & rear garden
- Available now

Thelma Street Ramsbottom is a superbly presented two bedroom brick build terraced property located within walking distance of Ramsbottom town centre. The property is double glazed throughout and warmed by gas fired central heating. There is a porch before entering into the lounge, fully fitted kitchen with wall and base units, space for a dining table, patio doors into the rear garden and stairs leading to the first floor where there are 2 good sized bedrooms and family bathroom. Outside to the front is an enclosed garden and a good sized rear garden with decking.

Council Tax: B

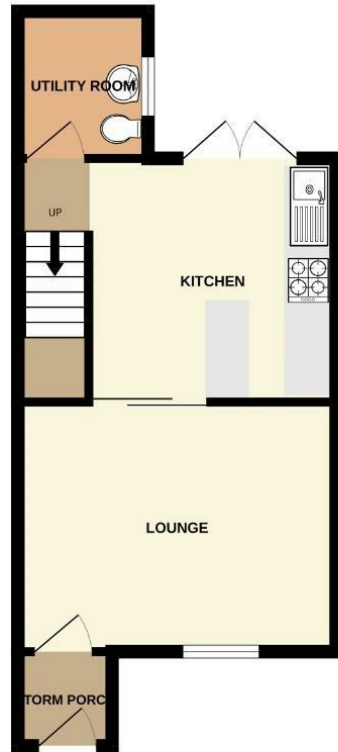
EPC: C

Please note, a holding fee equivalent to one weeks rent is required upon application. The minimum income for this property is £33,000 per year.

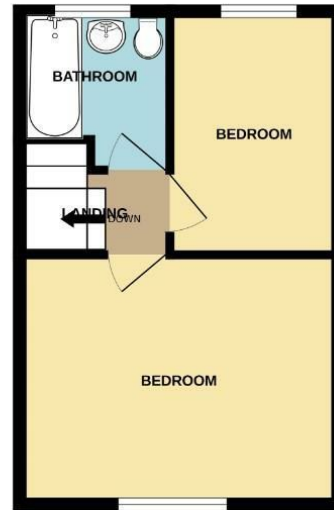




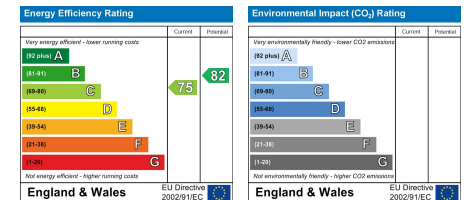
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagis C2028



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.