



Wellbrook Road | Locksbottom | BR6
£1,200 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	50	71
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	36	60
England & Wales		
	EU Directive 2002/91/EC	

- Ground floor maisonette
- Modern fitted kitchen
- Family bathroom
- Garage & allocated parking
- Living room
- 2 bedrooms
- Private rear garden
- To be re-decorated



Kenton are delighted to present this 2 bedroom ground floor maisonette, situated in the most convenient and popular of locations. Internally, the property features a living room, modern fitted kitchen, two good sized bedrooms and a family bathroom. Furthermore, the property also benefits from a private rear garden, allocated parking space and a garage. Both double glazed and centrally heated, the property will also benefit from some re-decoration prior to the next tenancy commencing, including a refurbished/brand new bathroom suite. Wellbrook Road is conveniently situated, being within close proximity to a range of amenities and transport links available from nearby Locksbottom High Street. Interest will inevitably be high and we therefore recommend your earliest attention. AVAILABLE FROM END OF APRIL 2018.