

# FOR SALE

## Three Bedroom & En Suite Town House with Garage Conversion



**Hartford Drive, Tottington,  
Bury, BL8 1WE**

### Description

Spread across three floors, the property boasts spacious accommodation comprising a living room, kitchen diner, and converted garage for extra living space on the ground floor. Upstairs, you'll find two bedrooms and a family bathroom, while the second floor houses a generous master bedroom with an en suite. In addition, the house has UPVC double glazing and gas central heating.

Externally, the property benefits from the front and the spacious rear garden provides the perfect setting for enjoying summer evenings.

#### Accommodation

Approx. GIA Total Floor Area 1,119 sq. ft. (104 sq. m)

Ground Floor: Living room, kitchen-diner, converted garage for extra living room  
First Floor: 2x Double bedroom, bathroom  
Second Floor: Master Bedroom & en-suite  
Externally: Front garden & Spacious rear garden

### Property Summary

- ◆ Perfect first time buyer or investment opportunity
- ◆ Three Bedroom Mews
- ◆ Excellent Condition Throughout
- ◆ Comparable houses on the market from £239,950 - £260,000 in BL8
- ◆ Front & Spacious Rear Gardens
- ◆ Garage converted for extra living space
- ◆ Sought After Miller Brook Development
- ◆ Comparable Rental Income of £1300 PCM in BL8
- ◆ Vacant on Completion
- ◆ No Upward Chain



**Talk to our team on 0161 830 8833**

# Further Information

## Location

This property is located in a sought-after development of prestigious housing. The location offers excellent access to Bury & Ramsbottom town centres with local shops and schools close by, yet being set in a beautiful and tranquil location with local countryside and Kirklees Nature trail being on your doorstep.

## Tenure

Long Leasehold.

## EPC:

C-75.

## Services

All mains services available to the property.  
Electricity, gas, water and drainage.

## AML

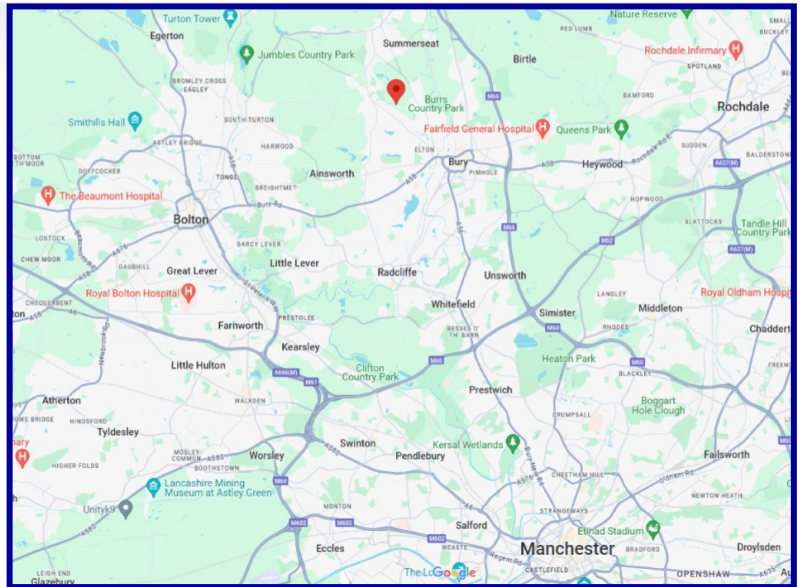
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Council Tax

The property is rated within council tax band C.

## VAT

If applicable it will be at the prevailing rate.



## Viewing

Kamran Khan  
07807 753 537    [Kamran-ul@portfolioup.com](mailto:Kamran-ul@portfolioup.com)

## Price

We are seeking offers in excess of **£220,000**

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