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1 STOCKTON DRIVE  
Bury, BL8 1UQ  
Offers Over £299,950



# 1 STOCKTON DRIVE

## Property at a glance

- DETACHED PROPERTY
- THREE BEDROOMS
- CORNER PLOT
- DETACHED GARAGE & DOUBLE DRIVEWAY
- LOUNGE OVER 25FT
- CONSERVATORY
- CLOSE TO THE KIRKLEES NATURE TRAIL

Beautifully presented FREEHOLD three bedroom detached property located in the ever popular Woolfold area of Bury just off Tottington Road. The location offers excellent access and transport links to Bury town centre with local shops & Schools (Elton High & Elton Primary), yet with the Kirklees Nature trail being literally on your doorstep. The property sits on a generous corner plot and has gardens to three sides and benefits from a detached garage and double driveway to the rear. In brief the property comprises of; Entrance hall with guest w.c off, lounge/diner (over 25ft), kitchen and conservatory. To the first floor a three bedrooms (two being double and having fitted wardrobes) and contemporary four piece family bathroom with free standing bath. The property really must be viewed to appreciate the location, the generous plot which gives great potential to extend to the side subject to the necessary building and planning permission.

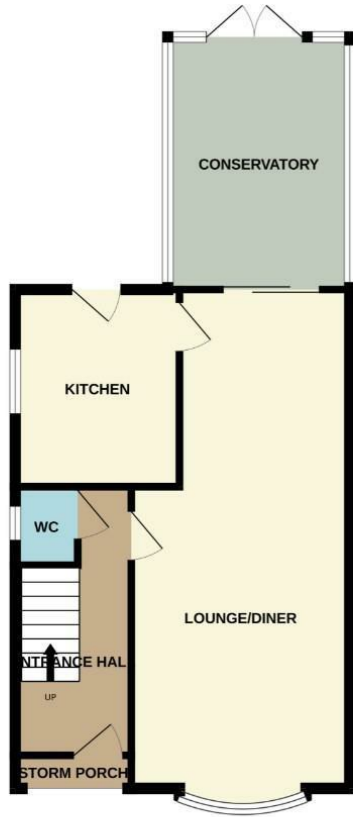
Freehold  
EPC- D  
Council Tax Band - D



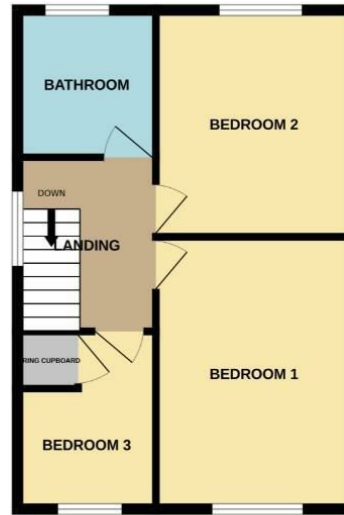




GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.

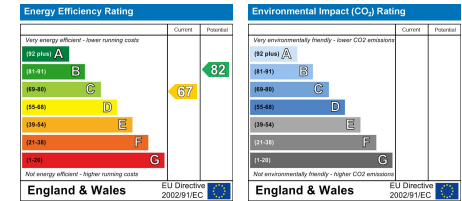


1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 relied on only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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