



pearson
ferrier®



117 HARTFORD DRIVE
Bury, BL8 1WD
£138,000

117 HARTFORD DRIVE

Property at a glance

- SECOND FLOOR APARTMENT
- TWO BEDROOMS (Main bedroom en-suite)
- FULLY FITTED KITCHEN
- IDEAL FIRST TIME BUY
- LOCAL COUNTRYSIDE ON YOUR DOORSTEP
- NO ONWARD CHAIN
- NEW CARPETS & FLOORING THROUGHOUT

Modern two bedroom second floor apartment with views over local countryside situated on the Miller Brook development in Tottington. The location offers excellent access to Bury & Ramsbottom town centres with local shops and schools being close by, yet being set in a beautiful and tranquil location with local countryside and Kirklees Nature trail being on your doorstep. The property is an ideal first time buy or buy to let investment and briefly comprises of; Vestibule, hall, lounge with kitchen off, two bedrooms (main bedroom having an en-suite) and family bathroom. Externally there are communal gardens and allocated parking.

Leasehold

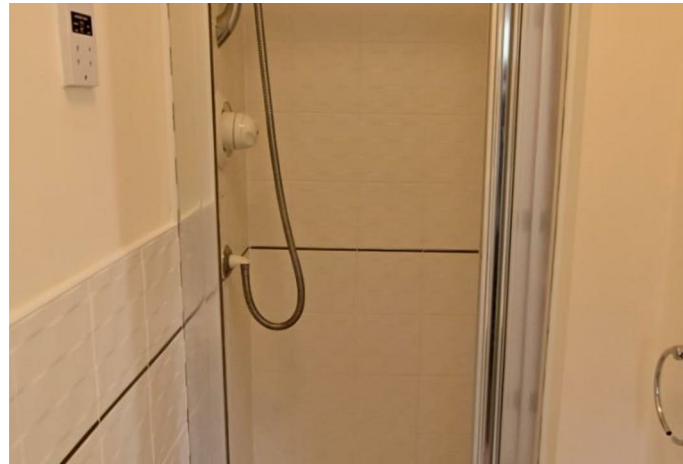
Ground Rent £128 per yr

Service Charge -£124.47

Council Tax Band - A

EPC-C





Bury Office
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
 Telephone: 0161 764 4440
 Fax: #
 Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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.

