



pearson
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127 HARTFORD DRIVE
Bury, BL8 1WD
£140,000

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Property at a glance

- MODERN APARTMENT
- VIEWS OVER LOCAL COUNTRYSIDE
- TWO BEDROOMS (Main bedroom en-suite)
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN
- COMMUNAL GARDENS & ALLOCATED PARKING
- GAS CENTRAL HEATING

Modern two bedroom second floor apartment with views over local countryside situated on the 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, entrance hall, open plan living, two bedrooms (main bedroom having an en-suite) and family bathroom. Externally there are communal garden and allocated parking.

Leasehold - 125 years from 1 April 2005

Ground Rent £125 per yr

Service Charge -£114.50

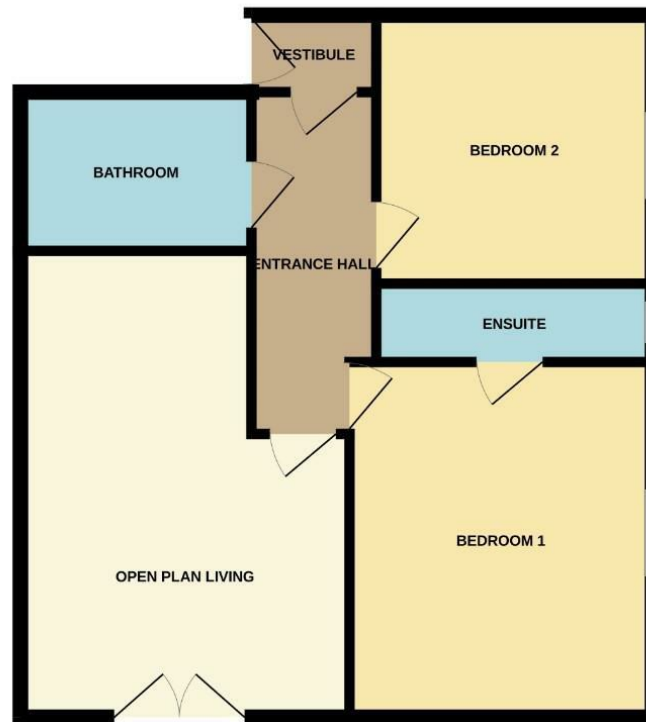
Council Tax Band - A

EPC-C

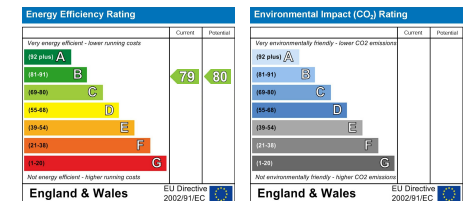




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropac C3/24



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