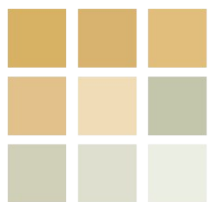




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11 BRAMMAY DRIVE
Bury, BL8 3HS
Offers In The Region Of £300,000

11 BRAMMAY DRIVE

Property at a glance

- STUNNING SEMI-DETACHED
- COMPLETELY REFURBISHED & REMODELLED
- TOTTINGTON VILLAGE
- RE-WIRED, NEW KITCHEN, BATHROOM & CENTRAL HEATING
- VIEWING ESSENTIAL
- NO ONWARD CHAIN
- PERFECT FAMILY HOME

An immaculately presented and completely refurbished and remodelled semi-detached property in the ever popular village of Tottington with views to the rear towards the Kirklees Valley & beyond. The current owners have completely stripped back the property which has been rewired, new central heating, new kitchen and bathroom and is show home condition throughout and really needs to be viewed to appreciate the accommodation on offer and quality of the fixtures and fittings installed. The location is within walking distance of the village centre with its local shops, schools, restaurants, bars and health centre yet with local countryside being on your doorstep. In brief the property comprises of: Entrance hall, open plan lounge/dining/kitchen with central island, To the first floor are three bedrooms (two double) and family bathroom. The property benefits from garden to the front good sized garden to the rear and driveway providing off road parking and also has the potential to extend (subject to relevant planning and consents).

Tenure - Leasehold - 999 years from December 1963

Ground rent payable £14.14 per annum

EPC-D

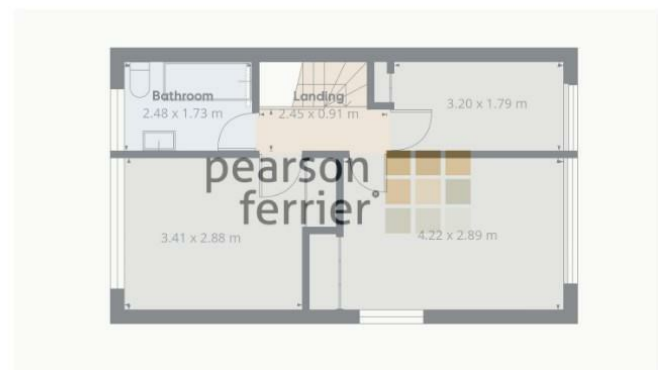
Council Tax Band - C







Floor 0



Floor 1

Approximate total area⁽¹⁾

92.2 m²

Reduced headroom

1.3 m²

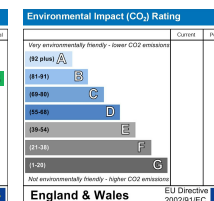
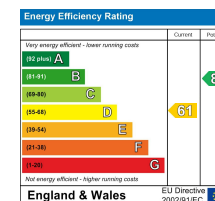
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.