



79 Bramble Tye, Noak Bridge – SS15 5GR

£250,000 Leasehold

This charming 2 bedroom apartment presents a rare opportunity with no onward chain. With a great sized lounge/diner, boasting double aspect windows and a recently fitted new kitchen offering a modern touch, complementing the two generously sized bedrooms and a fully fitted bathroom and benefitting from gas central heating throughout. Outside, the property offers a garage positioned to the rear, providing secure parking or storage options with a further parking space in front of the garage. Council Tax band: C ~ EPC Energy Efficiency Rating: C



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01277 626181

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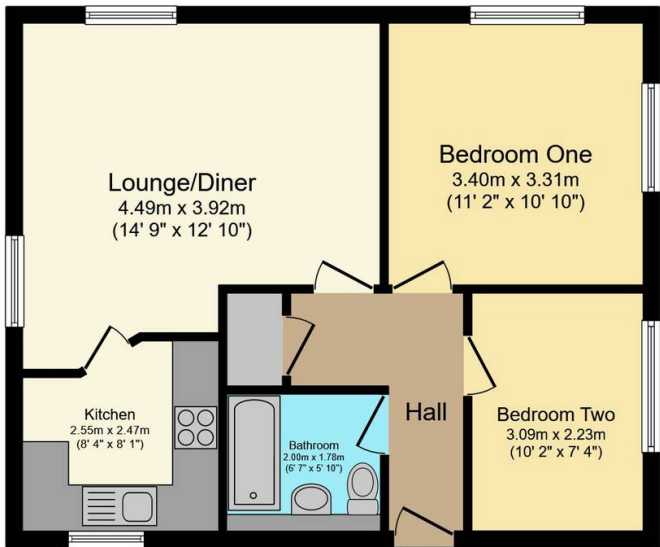
Hallway
Lounge/diner
16' 8" x 15' 0" (5.08m x 4.57m)

Kitchen
8' 1" x 7' 11" (2.46m x 2.41m)

Bedroom one
11' 3" x 10' 7" (3.43m x 3.23m)

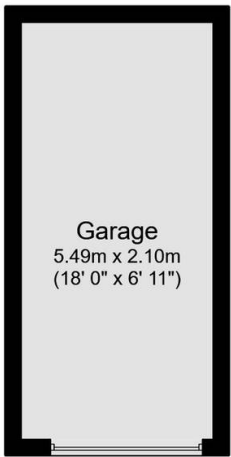
Bedroom two
9' 10" x 7' 3" (3.00m x 2.21m)

Bathroom



Floor Plan

Floor area 53.1 sq.m. (572 sq.ft.) approx



Garage

Floor area 13.5 sq.m. (145 sq.ft.) approx

Total floor area 66.6 sq.m. (717 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.