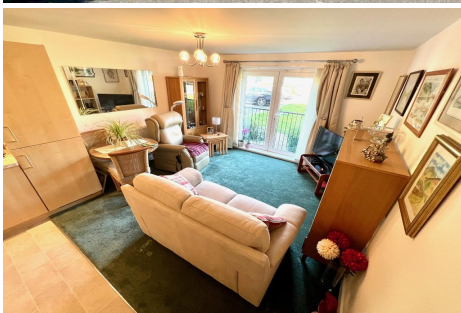


2 Bedroom Ground Floor apartment for Sale - £150,000

Hartford Drive, Tottington, Bury, BL8 1WD



KEY FEATURES

- IMMACULATE GROUND FLOOR APARTMENT • SOUGHT AFTER RESIDENTIAL AREA • TWO BEDROOMS • EN SUITE AND MAIN BATHROOM • LOUNGE/DINING WITH PATIO DOORS • MODERN FITTED KITCHEN WITH APPLIANCES • GAS CENTRAL HEATING/DOUBLE GLAZING • ALLOCATED PARKING • WELL PRESENTED THROUGHOUT • VIEWING INVITED

Description

** IMMACULATELY PRESENTED TWO BEDROOMED GROUND FLOOR APARTMENT IN SOUGHT AFTER RESIDENTIAL AREA **

An immaculately presented ground floor apartment, located in a popular residential area close to Brandlesholme Road, Bury. With a modern, superbly presented interior, this spacious ground floor apartment comprises of entrance hallway with storage, spacious lounge/dining area with patio doors overlooking the communal gardens, open plan, modern fitted kitchen with integrated appliances, two bedrooms with en suite shower room to main bedroom and a modern three piece bathroom.

With gas fired central heating and double glazing throughout, the property has allocated parking immediately adjacent to the communal entrance. With security intercom entrance to each apartment, the development also benefits from visitor parking, well kept communal gardens and is within easy reach of local walks.

We are advised by our vendor that the property is leasehold.
The property attracts a monthly management charge of £114.50.

To arrange a viewing of the property, please contact our offices on 01204 882368.

ACCOMMODATION:

Entrance Hallway:

Lounge/Dining/Kitchen: 18'4 x 12'2 (5.6 x 3.7m)

Bedroom 1: 11'6 x 10'6 (3.5 x 3.2m)

En suite: 10'4 x 3'1 (3.15 x 0.93m)

Bedroom 2: 10'4 x 8'2 (3.16 x 2.49m)

Bathroom: 8'6 x 5'1 (3.16 x 2.49m)

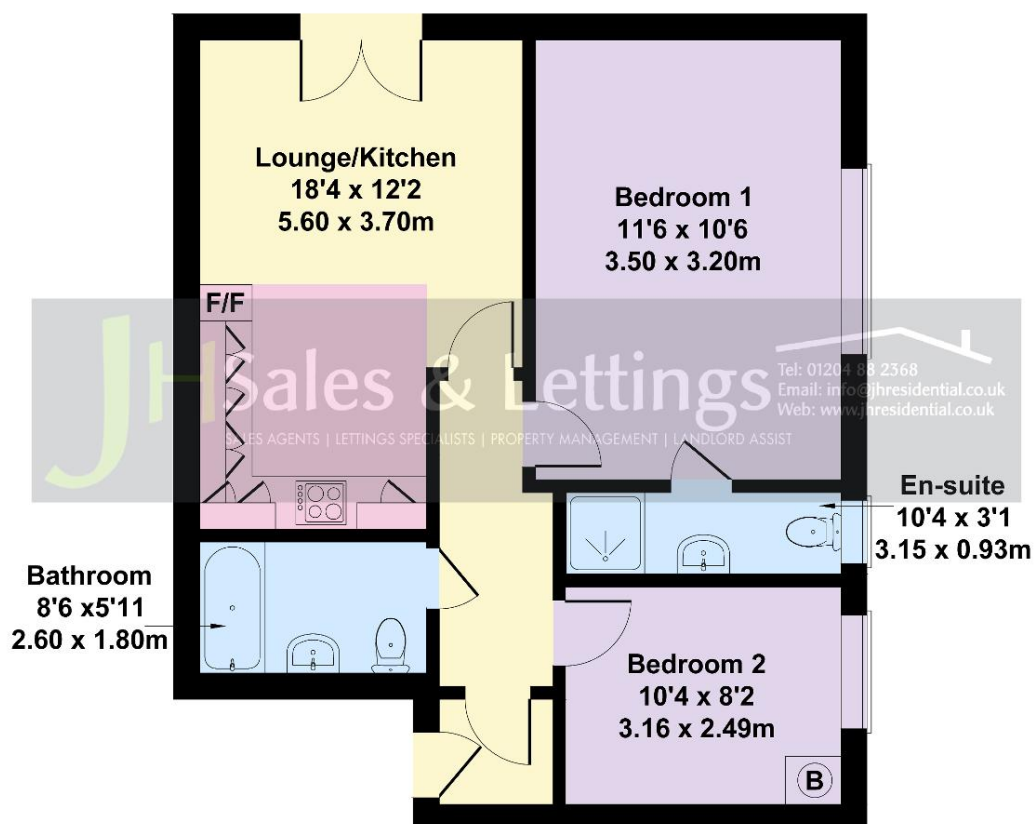
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Prospective purchases are advised to seek legal assistance to clarify tenure, boundaries or right of way prior to exchange of contracts.





103 Hartford Drive

Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		