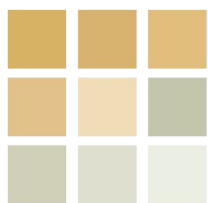




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27 WOODSTOCK DRIVE
Bury, BL8 4BW
£275,000

27 WOODSTOCK DRIVE

Property at a glance

- IMPRESSIVE SEMI-DETACHED
- THREE BEDROOMS
- TOTTINGTON VILLAGE
- STUNNING INTERIOR
- REFUBISHED IN 2022
- LOCAL CONTRYSIDE ON YOUR DOORSTEP
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Immaculately presented three bedroom semi-detached family home located in the ever popular village of Tottington on the fringe of open countryside. The property really must be viewed to appreciate the internal condition and the current owners attention to detail which is second to none. The property has underwent refurbishment in 2022 including kitchen upgrade with granite work surfaces, new bathroom, rewire & new boiler to name just a few. The location offers excellent access to Bury, Ramsbottom & Bolton town centres, with Tottington village centre with its shops, bars, restaurants, health centre and schools. In brief the property comprises of; Entrance hall, lounge/diner and modern fitted kitchen. To the first floor are three bedroom and family bathroom. The property also benefits from driveway to the front & side providing off road parking and beautiful rear garden. The property is ideal for both first time buyers and growing families.

Tenure - Leasehold - 999 years from 29 September 1967
Ground Rent- £15.50 per annum
EPC - tbc
Council Tax Band - B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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