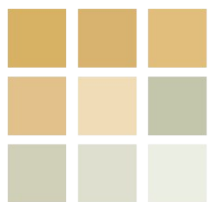




pearson
ferrier®



23 ASHWOOD DRIVE
Bury, BL8 1HF
£200,000

23 ASHWOOD DRIVE

Property at a glance

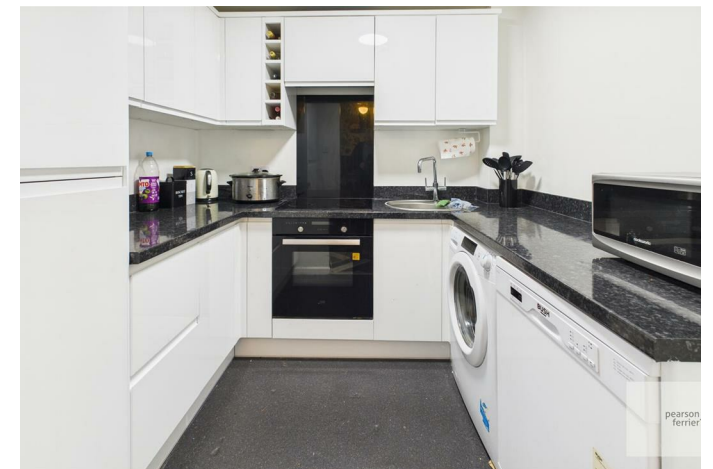
- MID TOWN HOUSE
- THREE BEDROOMS
- LOUNGE/DINER & CONSERVATORY
- CUL-DE-SAC
- CONVENIENT LOCATION
- CLOSE TO KIRKLEES NATURE TRAIL

FREEHOLD three bedroom town house located in a cul-de-sac in the ever popular Brandlesholme area of Bury. The location offers excellent access and transport links to Bury & Ramsbottom town centres, with local primary schools, handy parade of shops, being close by, yet with the Kirklees Nature trail and Burrs Country Park being only a short walk. In brief the property comprises of; Porch, lounge opening into the dining area, kitchen and conservatory. To the first floor are three bedrooms (two being double) and contemporary shower room. The property benefits from block paved driveway to the front and an enclosed garden to the rear and is ideal for both first time buyers or growing families.

Tenure - Freehold

EPC-tbc

Council Tax band - B







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
31-43 F			31-43 F		
13-30 G			13-30 G		
Below 13 Below G			Below 13 Below G		
net energy efficient - higher running costs			net environmentally friendly - higher CO ₂ emissions		
EU Directive			EU Directive		