



pearson  
ferrier®



3 BRAMMAY DRIVE  
Bury, BL8 3HS  
Offers In The Region Of £275,000



# 3 BRAMMAY DRIVE

## Property at a glance

- MODERN SEMI DETACHED PROPERTY
- LARGELY EXTENDED FROM ORIGINAL
- LOFT CONVERSION TO CREATE MASTER BEDROOM WITH ENSUITE
- GROUND FLOOR EXTENSION SO TWO SPACIOUS RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- RECENTLY RE-ROOFED (2020)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARDENS FRONT & REAR
- INTEGRAL GARAGE

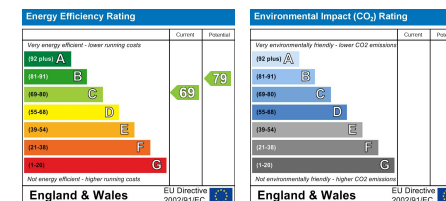
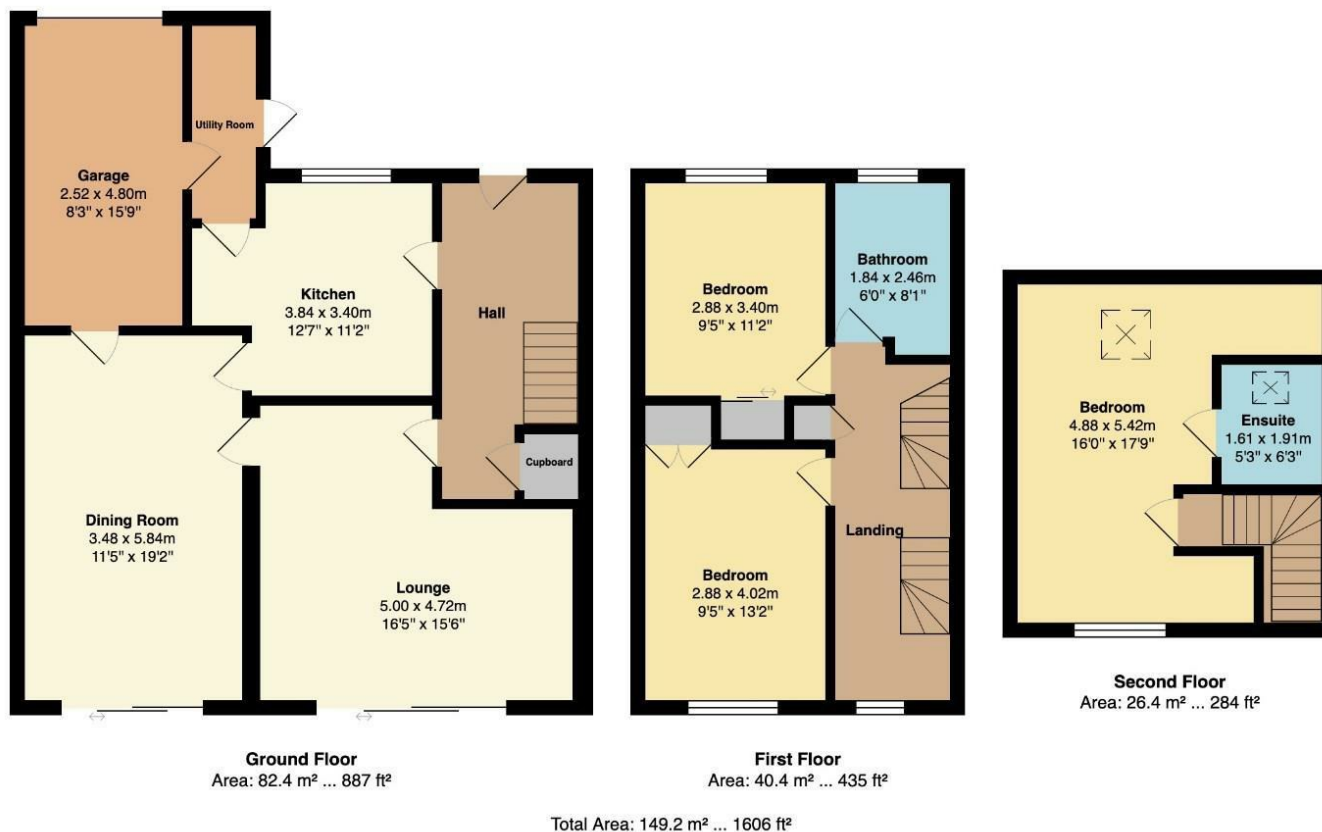
A largely extended modern semi detached family home located within walking distance of the village of Tottington and literally down the road from open countryside. The property has been extended at ground floor level to create two good sized reception rooms and more recently has had a loft conversion to create a master bedroom with ensuite facilities. The gas central heating boiler was replaced in 2018 and both the roof and composite cladding were replaced in 2020. There is some cosmetic improvements that might be required in line with ever changing fashions but overall this is a good sized property in a sought after residential area. The accommodation briefly comprises: entrance hall, lounge, dining room/reception two, kitchen, utility area, integral garage, first floor landing two bedrooms and the three piece bathroom, second floor main bedroom with ensuite shower room all completed to local authority standards. To the outside there are gardens to the front and rear.

Tenure Leasehold for the residue of 999 years from December 1963  
Ground rent payable £14.14 per annum  
Council Tax Banding C  
EPC Rating C









Bury Office  
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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.