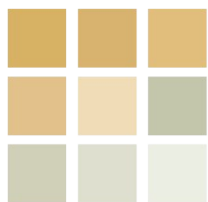




pearson  
ferrier®



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

# 23 ASHWOOD DRIVE

## Property at a glance

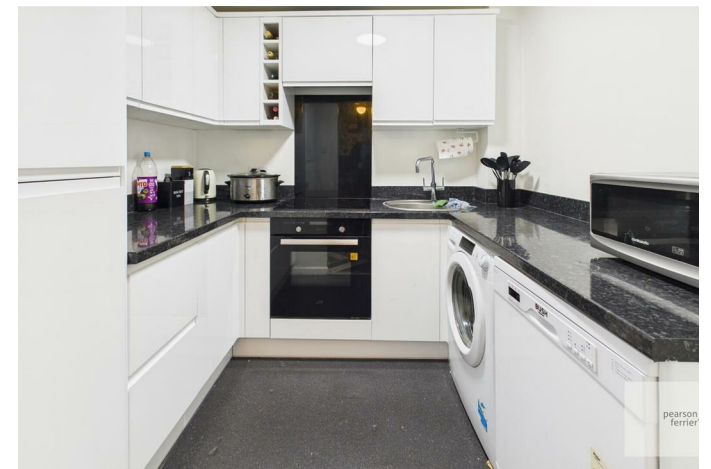
- MID TOWN HOUSE
- THREE BEDROOMS
- LOUNGE/DINER & CONSERVATORY
- CUL-DE-SAC
- CONVENIENT LOCATION
- CLOSE TO KIRKLEES NATURE TRAIL

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 <sub>2</sub> ) Rating                                                      |         |           |
|-----------------------------------------------------------------------------------------------------|---------|-----------|-----------------------------------------------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                                                         | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions                                     | Current | Potential |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> |         |           | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> |         |           |
| 92 plus <b>A</b>                                                                                    |         |           | 92 plus <b>A</b>                                                                                    |         |           |
| 81-91 <b>B</b>                                                                                      |         |           | 81-91 <b>B</b>                                                                                      |         |           |
| 69-80 <b>C</b>                                                                                      |         |           | 69-80 <b>C</b>                                                                                      |         |           |
| 55-68 <b>D</b>                                                                                      |         |           | 55-68 <b>D</b>                                                                                      |         |           |
| 44-54 <b>E</b>                                                                                      |         |           | 44-54 <b>E</b>                                                                                      |         |           |
| 31-43 <b>F</b>                                                                                      |         |           | 31-43 <b>F</b>                                                                                      |         |           |
| 13-30 <b>G</b>                                                                                      |         |           | 13-30 <b>G</b>                                                                                      |         |           |
| Below 13 <b>Below G</b>                                                                             |         |           | Below 13 <b>Below G</b>                                                                             |         |           |
| net energy efficient - higher running costs                                                         |         |           | net environmentally friendly - higher CO <sub>2</sub> emissions                                     |         |           |
| EU Directive   |         |           | EU Directive   |         |           |
| England & Wales                                                                                     |         |           | England & Wales                                                                                     |         |           |