



36 BROOKWATER CLOSE  
Bury, BL8 3LD  
£275,000

# 36 BROOKWATER CLOSE

## Property at a glance

- MODERN SEMI DETACHED PROPERTY
- UPGRADED TO EXACTING STANDARDS
- THREE BEDROOMS
- BEAUTIFUL KITCHEN WITH NEFF APPLIANCES
- LOW MAINTENANCE GARDENS
- WORCESTER COMBINATION BOILER & UPVC GLAZING
- LUXURIOUS BATHROOM
- SUMMERHOUSE & DRIVEWAY

A beautifully upgraded, modern, FREEHOLD semi detached home in a cul-de-sac location within walking distance of Tottington centre and literally 'round the corner' from Tottington High School. The property is a credit to the current owner who has systematically improved the accommodation over the last 7 years. With combination gas fired central heating fired by a Worcester boiler and Upvc double glazing, the accommodation briefly comprises: entrance hall, lounge, fabulous dining kitchen with polished quartz worktops and Neff appliances, first floor landing with glazed balustrade, three bedrooms and superbly appointed three piece bathroom with shower. To the outside there is a recently laid driveway, low maintenance front gardens and to the rear a professionally landscaped area with stone patio and artificial lawn together with recently fitted fencing and timber garden shed.

Tenure - Freehold  
Council Tax Banding B  
EPC Rating -C







Approximate total area<sup>(1)</sup>  
54.8 m<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	
(81-91) B	72		
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	B	
(81-91) B	C		
(70-80) C	D		
(55-69) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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