



Hartford Drive, Bury

Offers Over £160,000 Leasehold

Discover this beautifully presented two-bedroom second-floor apartment featuring tasteful decoration and a Juliet balcony off the lounge, offering views over woodland. Each bedroom has its own ensuite, making it perfect for sharers, couples, and professionals. With allocated parking.

Beautifully Presented Two-Bedroom Second-Floor Apartment | Tasteful Decoration Throughout For A Modern Feel | Juliet Balcony Off The Lounge With Scenic Woodland Views | Each Bedroom Features Its Own Ensuite Shower Room | Ideal For Sharers, Couples, And Professionals | Allocated Parking Space For Convenience | Close Proximity To Local Amenities And Transport Links | Well-Maintained

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Charming Two-Bedroom Apartment with Woodland Views

Welcome to this beautifully presented two-bedroom second-floor apartment, perfectly situated in a popular residential development. With stunning views over lush woodland and a tranquil brook, this home offers a serene retreat while being conveniently close to Bury town centre and local amenities. The spacious open-plan lounge/diner is filled with natural light and features tasteful, neutral decor throughout. The fully fitted kitchen is equipped with modern built-in appliances, ideal for both cooking and entertaining. This apartment includes two generous bedrooms, with the master featuring an ensuite shower room. Both bedrooms offer ample storage and peaceful views, ensuring comfort and relaxation. The family bathroom boasts a contemporary three-piece suite in classic white. Additional benefits include gas central heating and UPVC double glazing for energy efficiency. The property is surrounded by well-maintained communal grounds and comes with an allocated parking space. Early internal viewing is highly recommended to fully appreciate the charm and quality of this delightful apartment. Don't miss the opportunity to make this your new home!

Council Tax Band: A (Bury Metropolitan Borough Council)

Tenure: Leasehold (104 years)

Ground Rent: £190.92 per year (reviewed every 10 years)

Lease start date April 2005

Parking options: Off Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Hall

Kitchen/lounge

w: 7.32m x l: 4.27m (w: 24' x l: 14')

Shower

w: 2.44m x l: 1.83m (w: 8' x l: 6')

Bedroom 2

w: 2.44m x l: 2.44m (w: 8' x l: 8')

Bedroom 1

w: 3.35m x l: 3.66m (w: 11' x l: 12')

En-suite

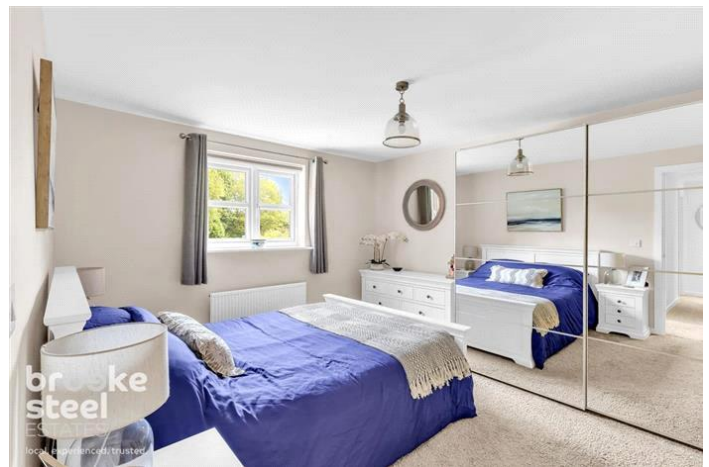
Externally

Please note

Allocated parking.

Seller's Comments

With excellent motorway access, making commuting a breeze. The location offers convenient access to both Ramsbottom and Bury, all while being very quiet and peaceful. Unrivalled views in winter, when the trees are bare its simply stunning. It's lovely to hear the stream behind when Juliet balcony doors and I often spot deer. With friendly

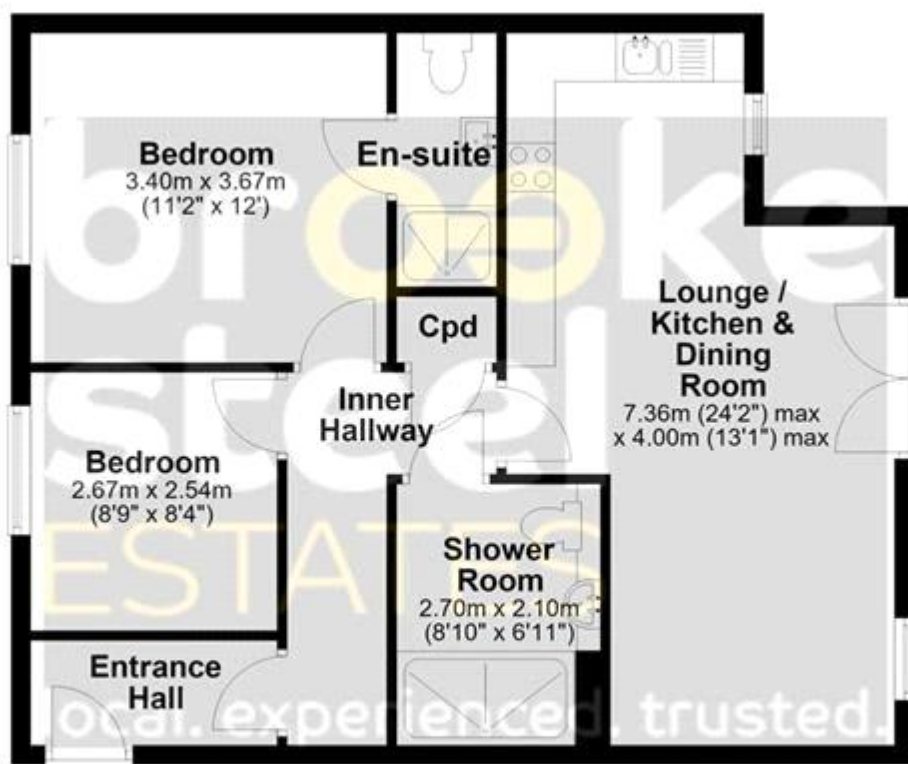


neighbours create a welcoming community that makes this place special.



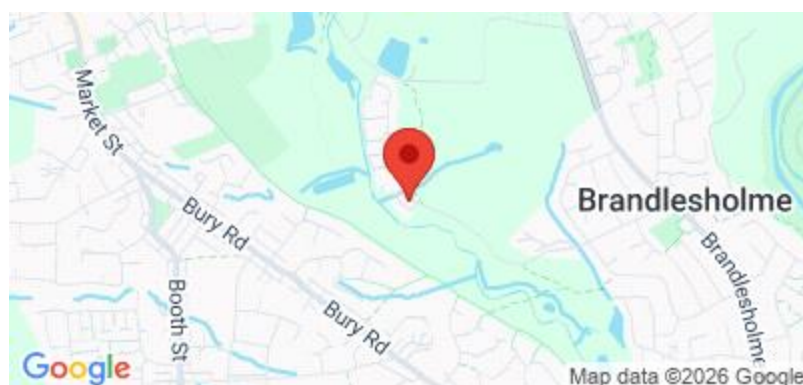
First Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 62.3 sq. metres (671.1 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.