



11 Brammay Drive, Tottington

Bury



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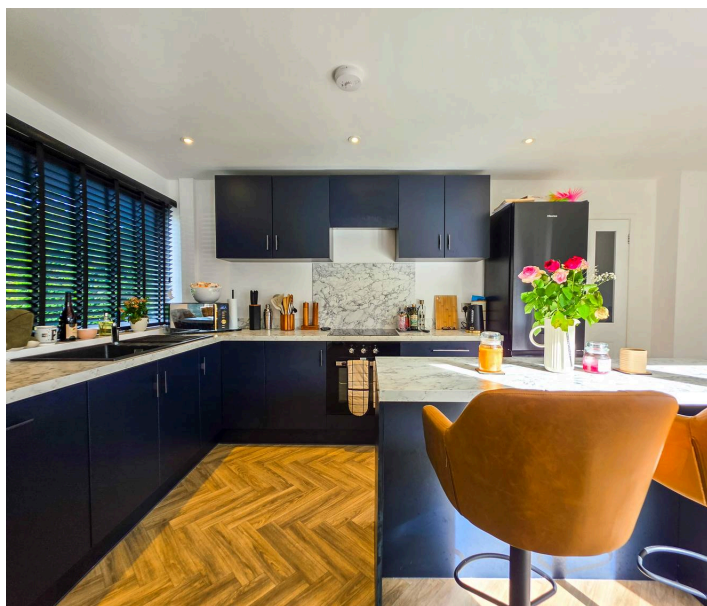
Tottington, Bury

Council Tax band: C

Tenure: Leasehold

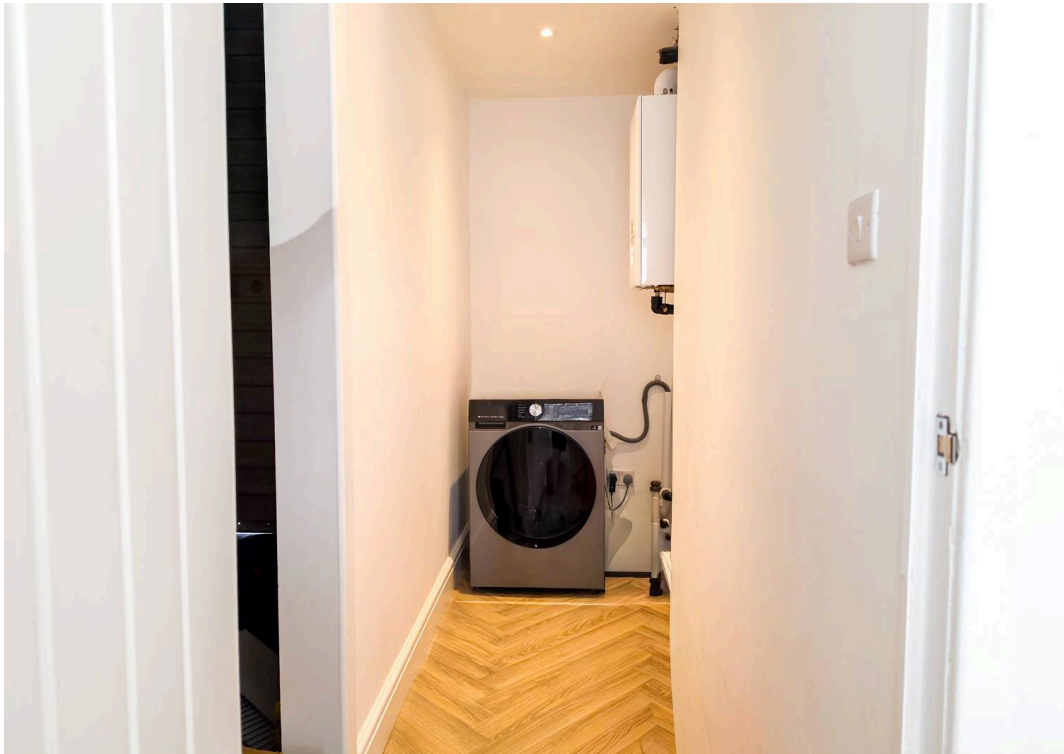
EPC Energy Efficiency Rating: D

- Newly renovated 3 bedroom semi with a contemporary open-plan layout, generous garden plot and elevated open views.
- Entrance hall leading into a stylish open plan lounge flowing through to a modern kitchen and bright dining area
- Dedicated utility room and practical garage store offering excellent everyday convenience
- Three well-proportioned bedrooms paired with a newly fitted contemporary bathroom suite finished to a high standard
- Large two-tier garden with a low-maintenance patio and a wide lawn positioned perfectly for afternoon and evening sun
- Driveway parking & front garden
- Situated in a highly regarded Tottington position close to excellent local schools and family-friendly amenities
- Well connected to Bury, Bolton & wider Greater Manchester routes
- Walking distance to Tottington Village with cafés, shops, parks & everyday essentials
- A turnkey home with tasteful decor throughout and newly completed internal works, ideal for buyers seeking a modern, move-in-ready property





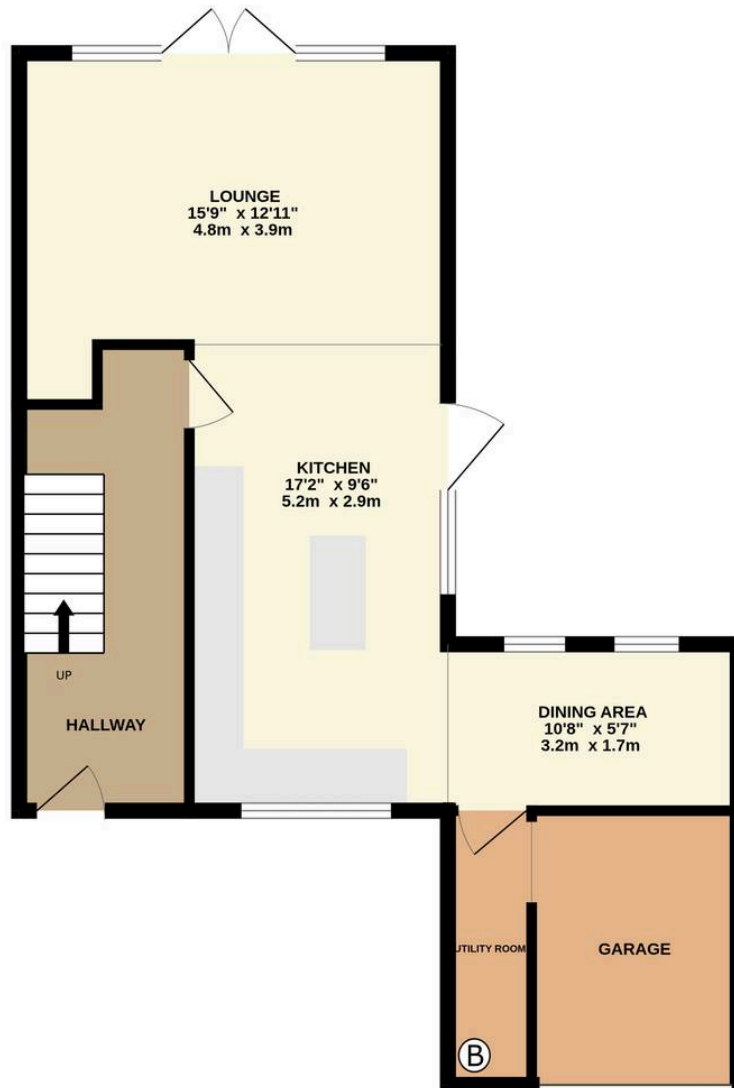








GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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