

£265,000
Freehold



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Features

- A modern three bedroom family home
- Spacious Accommodation
- Large Living Room
- Contemporary Open Plan Dining Kitchen
- Modern En-Suite Shower, Family Bathroom and Cloaks/wc
- Three Double Bedrooms
- Attractive Front & Rear Gardens
- Excellent Presentation Throughout
- Parking Space to Rear
- EPC Rating - C
- Popular and Convenient Location
- Viewing highly recommended and is strictly by appointment only

Summary of Property

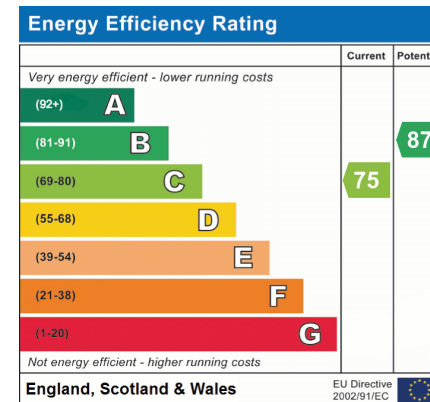
**** A SUPERB MODERN THREE BEDROOM FAMILY HOME IN TOTTINGTON VILLAGE ** SOLD WITH NO ONWARD CHAIN ** LARGE DINING KITCHEN & EN-SUITE SHOWER ROOM **** This deceptively spacious property is tastefully decorated and presented throughout as is a true credit to the current owners. Accommodation briefly comprises of: Entrance hallway, spacious living room, contemporary open plan dining kitchen, modern cloaks/wc, three double bedrooms, modern en-suite shower room, modern three piece family bathroom. Outside there is attractive rear two tiered garden and parking space. Set in a highly desirable location well placed for access to Tottington village and it's amenities yet convenient for the open countryside and travel to Bury Town Centre. Viewing is highly advised and is strictly by appointment via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps



Local Authority

Bury Council
Band C
Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Entrance Hallway

Double glazed front door and stairs leading to the first floor landing.

Lounge

UPVC double glazed window to front. Under stairs storage cupboard and ceiling point.

Dining Kitchen

Comprehensive range of contemporary style base and eye level units incorporating integrated double oven, hob, extractor hood, fridge freezer and plumbed for washing machine. UPVC double glazed window and French doors to rear.

Guest WC

A modern two piece white suite comprising of a low level w/c, wash hand basin, part tiled walls.

First Floor

Landing

Ceiling point and loft access.

Bedroom One

UPVC double glazed window to front. Range of fitted wardrobes and ceiling point.

En-Suite Shower Room

Modern three piece white suite comprising of a walk-in shower unit, low level w/c, wash hand basin, part tiled walls, radiator and UPVC double glazed frosted window to front

Bedroom Two

UPVC double glazed window to rear and ceiling point.

Bedroom Three

UPVC double glazed window to rear and ceiling point.

Family Bathroom

Modern three piece white suite comprising of a tiled bath with shower above, low level w/c, wash hand basin, part tiled walls, radiator and ceiling point.

Outside

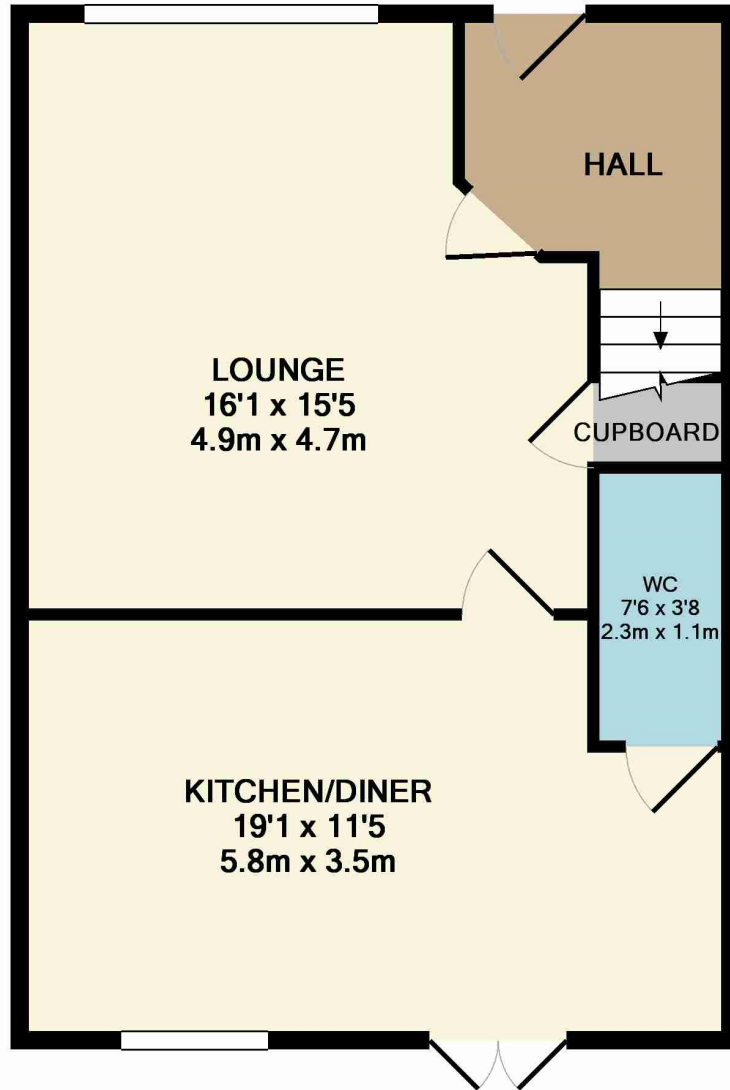
Gardens & Parking

Front: Well established shrubs, metal gate and pathway.

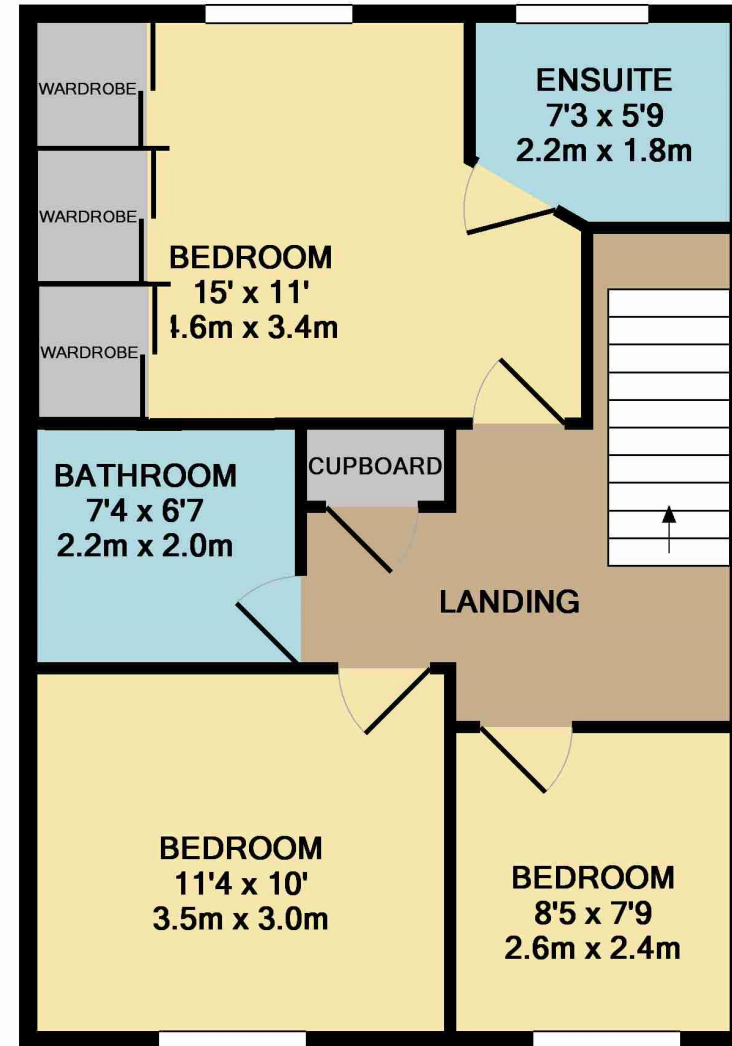
Rear: Astro turf patio area, wooden shed, electric remote controlled awning, lawn area with well maintained borders and shrubs. Gated access to the rear leading to an allocated car parking space.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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