

£275,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Stunning Three Bedroom Extended Semi-Detached Family Home
- Situated at end of Quiet Cul-De-Sac
- Entrance Porch
- Bright Spacious Lounge With Feature Log Burning Stove
- Open Plan Modern Dining Kitchen & Living Room
- Bi-Folding Doors to the Rear Garden
- Gas Central Heating & Double Glazed Throughout
- Three Good Sized Bedrooms
- Modern Three Piece Family Bathroom
- South Facing Rear Garden and Patio Area
- Tarmac Driveway For Off Road Parking
- Viewing highly recommended and is strictly by appointment only

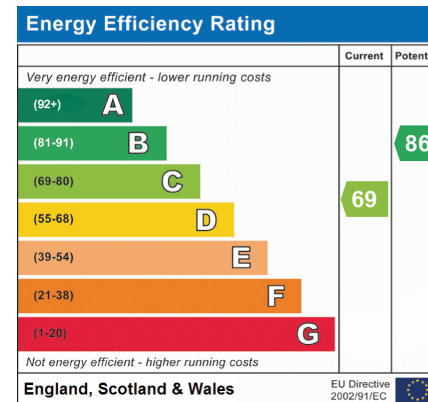
Summary of Property

**** STUNNING THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME ** FULL WIDTH REAR EXTENSION ** OPEN PLAN DINING KITCHEN & SITTING ROOM ** SOUTH FACING LARGE REAR GARDEN ** QUIET CUL-DE-SAC LOCATION ** MUST SEE!**
****** Situated at the end of a peaceful and highly sought-after cul-de-sac on the Booth Way estate in Tottington, this superb three-bedroom extended semi-detached family home offers an abundance of appealing features. Beautifully presented throughout in neutral, stylish décor, the property is in move-in ready condition and would make an ideal long-term home for a growing family. Occupying a generous plot, it also enjoys impressive open views to the front overlooking Peel Tower. A standout feature is the full-width rear extension, currently used as a sitting room, complete with bi-folding doors that open onto the garden, perfect for modern family living.

For anyone looking to upsize in a desirable residential setting, this home should be high on your list. Sheep Gate Drive is a quiet cul-de-sac set within the heart of Tottington village, offering convenient access to a wide range of local amenities including schools, shops, restaurants, bars, and leisure facilities. It also provides excellent transport links to Bury, Bolton, Manchester, and beyond.

The accommodation briefly comprises an entrance porch leading into a bright and welcoming lounge featuring a log-burning stove. This flows into a well-presented, extended open-plan kitchen and dining area, fitted with a range of modern base and wall units. To the first floor, there are two double bedrooms, a single bedroom, and a contemporary three-piece family bathroom. Externally, the property benefits from a recently laid tarmac driveway providing off-road parking, while the rear garden is south facing features a spacious lawn and a paved patio area, ideal for families and outdoor entertaining. Viewing is highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Freehold



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Porch

Composite double glazed front door and window, tiled flooring, storage cupboard and ceiling spotlights.

Lounge

UPVC double glazed front and side windows, feature log burning stove with surround, radiator, TV point, ceiling point and stairs leading to the first floor landing.

Open Plan Dining Kitchen & Sitting Room

A modern range of wall and base units with complementary work surface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, integrated fridge and freezer, plumbed for washing machine, radiator, ceiling spotlights, storage cupboard, breakfast bar, 2 Velux double glazed windows and bi-folding double glazed rear doors patio doors.

First Floor

Landing

UPVC double glazed side window, loft access with pull down ladder and ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator, storage cupboard and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer tap, shower above bath with glass shower screen, low level WC, wash hand basin with storage cupboard underneath, radiator, fully tiled walls, ceiling spotlights and UPVC double glazed rear window.

Outside

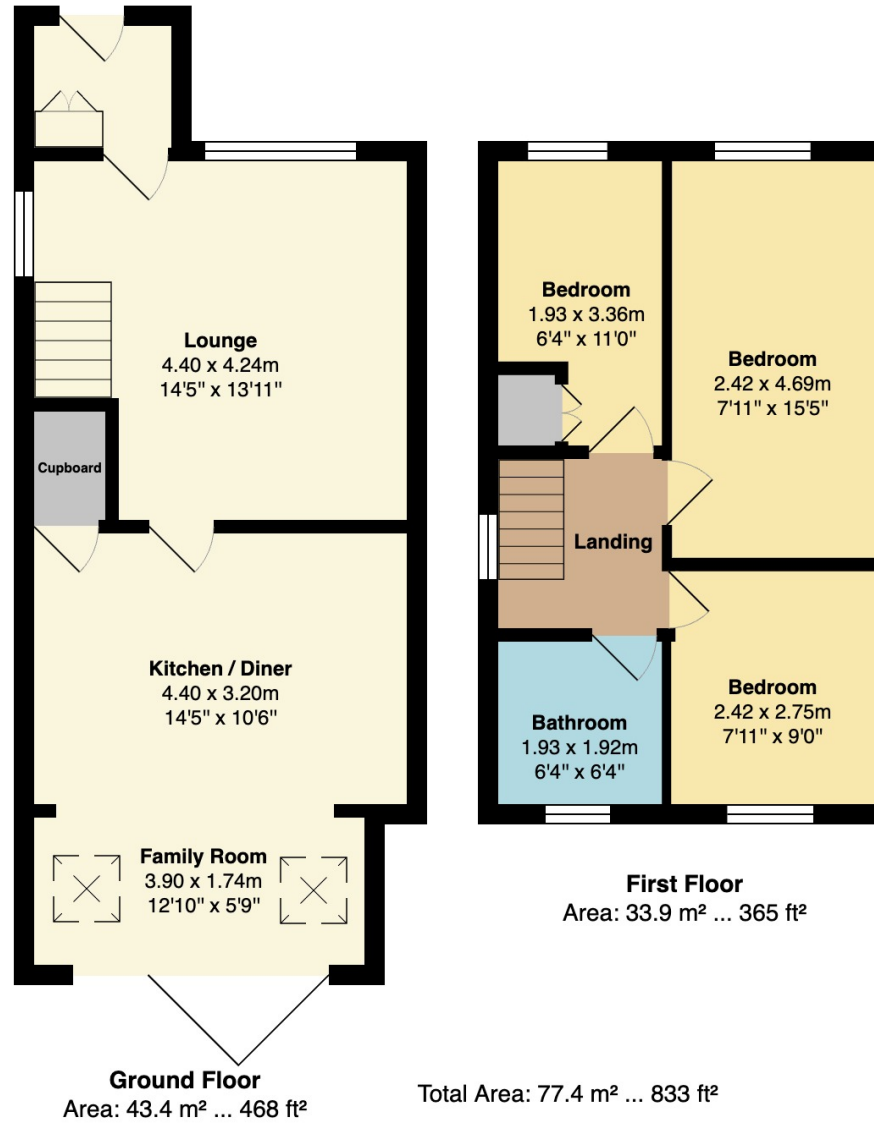
Gardens & Parking

Front: A tarmac driveway providing off-road parking, lawn area with well established borders and shrubs, gated access to the side.

South Facing Rear: A large paved patio area, extensive lawn area with borders and shrubs, wooden shed and fence panel surround.



Floorplan



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.