

£312,500  
Leasehold



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### Features

- Individually designed and tastefully appointed two bedroom semi detached true bungalow
- Situated at the head of this very desirable cul-de-sac in Tottington Village
- Gardens to all three sides of the property and parking for possibly 4 cars
- Sold with no onward chain - Vacant Possession
- Spacious Lounge with bi folding doors
- Brand New Boiler with 5 Year Warranty
- Modern breakfast kitchen & Dining area
- Utility room & 26' Entrance hallway
- Modern Shower room
- French doors from the dining room to the garden at the rear
- Beautiful Astro Turf garden to the rear and large patio area
- Woodland rear aspect
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* CORNER PLOT \*\* QUIET CUL-DE-SAC LOCATION \*\* WOODLAND VIEWS \*\* MUST SEE**

**\*\*** This stunning semi-detached true bungalow occupies a prime position at the head of a small, select cul-de-sac in the heart of Tottington, conveniently located for a wide range of local amenities. Constructed in 2012/2013, the property has been thoughtfully designed with a strong emphasis on quality and detail, and is presented to an exceptional standard throughout. Internal inspection is highly recommended to fully appreciate all that is on offer. The well-appointed accommodation features vaulted ceilings, and briefly comprises: vestibule, central hallway, a spacious lounge with bi-folding doors, a modern fitted breakfast kitchen, dining room, utility room, two bedrooms, and a contemporary three-piece shower room. Externally, the property benefits from attractive, low-maintenance gardens to the front and side, along with off-road parking and carport. To the rear, there is a generous paved patio and a beautifully maintained garden enjoying pleasant woodland views. Viewing is strictly by appointment through our Ramsbottom office.

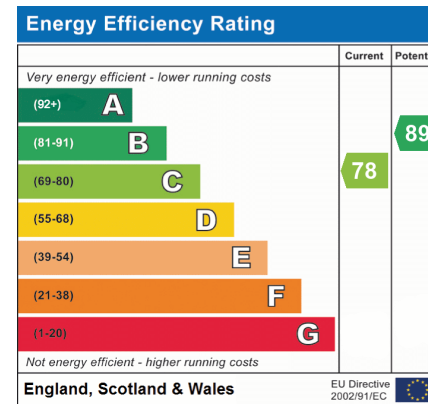
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home, O2 - Good outdoor.



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2271.24

## Room Descriptions

### Ground Floor

#### Vestibule

Double glazed door to the front elevation leading into the vestibule. Solid wood floor. Glazed door into the hall.

#### Hallway

26' 0" x 3' 1" (7.92m x 0.94m) Wooden floor and ceiling spot lights

#### Lounge

20' 1" x 11' 3" (6.12m x 3.43m) Double glazed window to the front and side elevations with bi-folding doors to the rear. Wood flooring. Contemporary wall mounted fire. Vaulted ceiling with recessed spotlights. Wall mounted TV point.

#### Breakfast Kitchen

12' 7" x 11' 1" (3.83m x 3.38m) Double glazed door and window to the side elevation. Range of fitted base units with contrasting work surfaces and breakfast bar. Wall mounted cabinets to match. Inset one and a half bowl sink and drainer. Electric hob with extractor above. Integrated oven and microwave. Space for American style fridge / freezer.

#### Dining Room

12' 7" x 7' 10" (3.83m x 2.39m) Double glazed windows to the side elevation with double glazed

French doors to the rear. Wood floor. Vaulted ceiling.

#### Utility Room

8' 10" x 3' 10" (2.69m x 1.17m) Plumbed for washing machine. Fitted shelving and storage. Central heating boiler.

#### Bedroom One

9' 6" x 8' 11" (2.89m x 2.72m) Measured to the fitted wardrobes. Double glazed window to the front elevation. Fitted wardrobes. Wall mounted TV point.

#### Bedroom Two

9' 6" x 7' 5" (2.89m x 2.26m) Double glazed sky light window and ceiling point.

#### Shower Room

Three piece suite comprising walk in shower, pedestal wash hand basin and closed couple W.C. Tiled floor and elevations.

#### Outside

##### Gardens & Parking

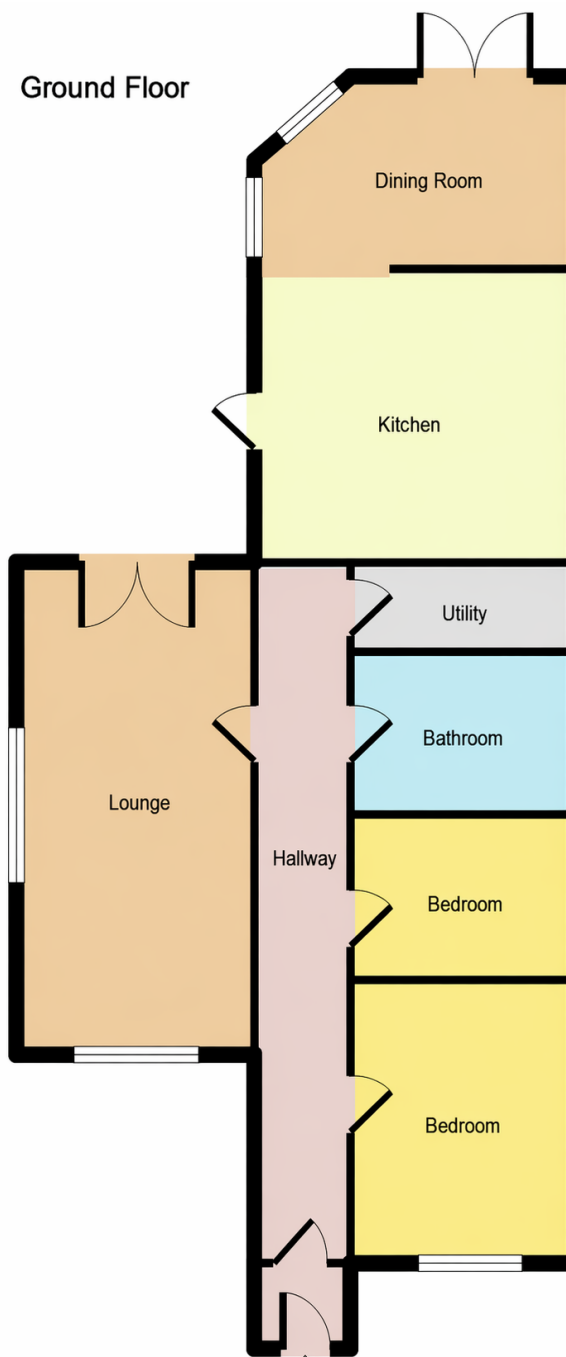
Front: Well maintained front garden with pebble areas and well-maintained borders and shrubs, Indian paved pathway.

Side: Outside water tap, external power point, carport and wooden shed.

Rear: Paved patio area, outside water tap, wooden shed, decked patio area, Artificial turf lawn, well maintained borders and shrubs, with pebbled borders and paved pathway.



# 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.

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