



pearson
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1 ACRES STREET
Tottington, BL8 3BR
£275,000

1 ACRES STREET

Property at a glance

- IMMACUATELY PRESENTED EXTENDED MODERN SEMI DETACHED HOME
- CUL-DE-SAC LOCATION CLOSE TO BOTH TOTTINGTON & WALSHAW CENTRES
- THREE BEDROOMS (TWO WITH FITTED FURNITURE)
- EXTENDED DINING KITCHEN & CONSERVATORY
- INTEGRAL GARAGE WITH UTILITY AREA & OVERHEAD STORAGE
- LOW MAINTENANCE GARDENS FRONT AND REAR
- THREE PIECE BATHROOM WITH SHOWER
- BOARDED LOFT WITH CARPETING AND LIGHTING
- NO ONWARD CHAIN

A very well presented and modestly extended modern semi detached property in a cul -de- sac location just off Booth Street/Scobell Street, close to the village centre of Walshaw and a short drive to Tottington centre. The property is within walking distance of a number of well regarded schools and approximately 3 miles from Bury town centre. With gas fired central heating and Upvc double glazing throughout, the accommodation briefly comprises: entrance hall with storage off, lounge with woodburning stove, superb dining kitchen with access to the integral garage, conservatory, first floor landing, three bedrooms (two fitted) and three piece bathroom with shower. To the outside there a low maintenance gardens to the front and rear. The front is block paved providing on site parking and leading up to the garage. To the rear there is an Indian Stone patio and artificial lawned area.

Council Tax Banding - B

Tenure - Leasehold (Residue of 999 years remaining)

EPC Rating - tbc







Floor 0



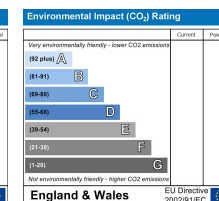
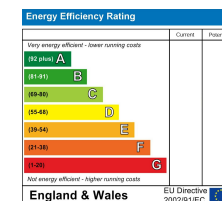
Floor 1

Approximate total area^m
95.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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