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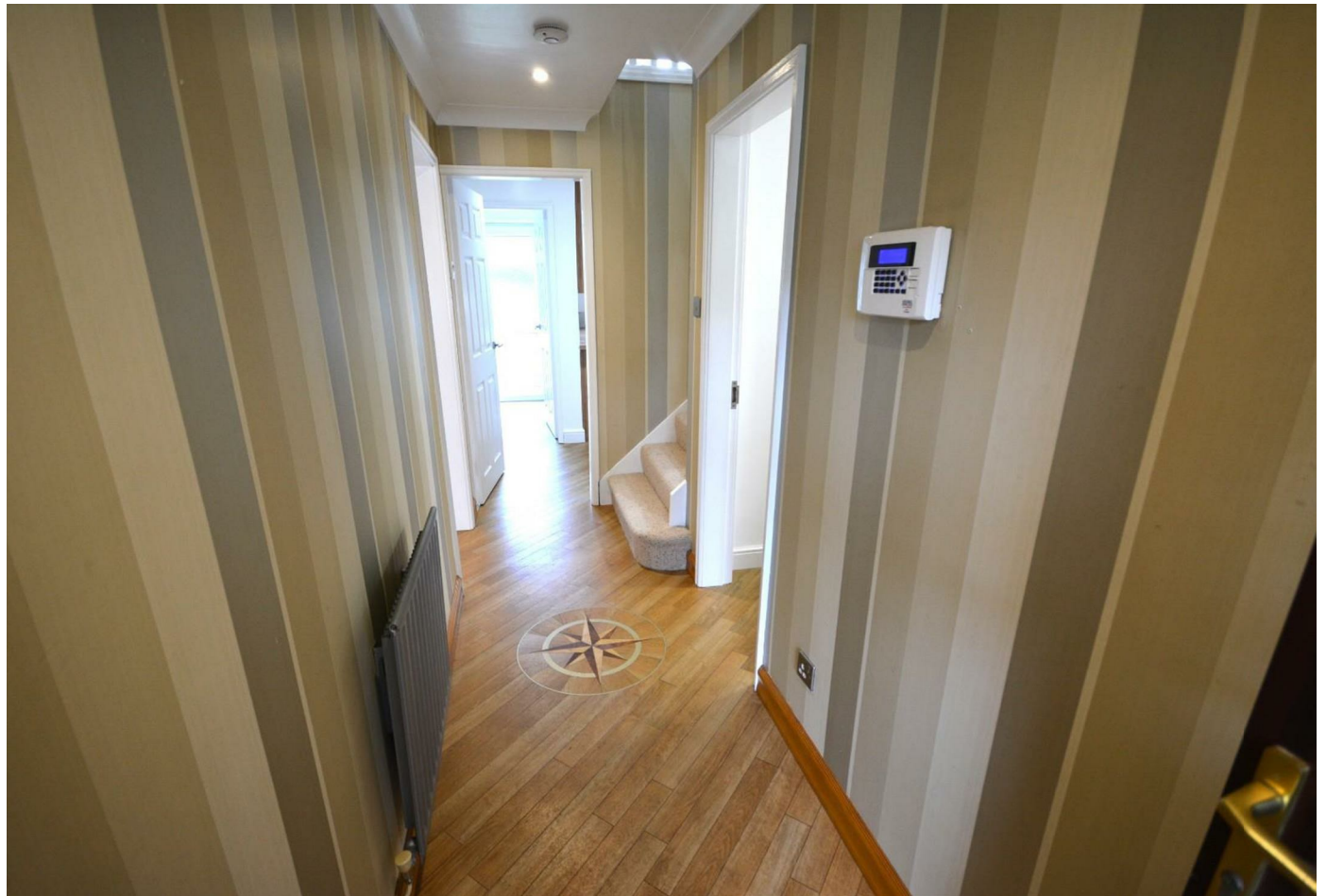
54 CLAYBANK DRIVE  
Tottington, BL8 4BU  
£450,000

# 54 CLAYBANK DRIVE

## Property at a glance

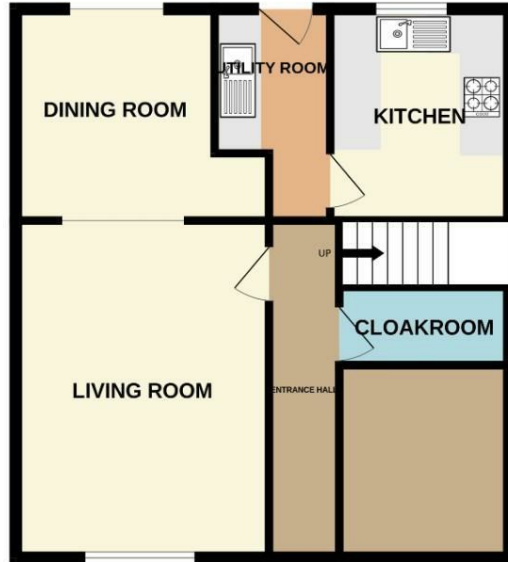
- modern detached house
- well presented throughout
- no onward chain
- four bedrooms
- popular location
- close to village centre

Claybank Drive, Tottington is a well presented four bedroom, modern detached house offered for sale with no onward chain, located on this highly regarded residential estate within a short walk to the village centre and a short drive to nearby Bury, Ramsbottom and surrounding popular areas. The property has the usual benefits of PVC double glazing and is warmed by gas fired central heating, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room open through to dining room, kitchen and utility room, first floor, four bedrooms main with fitted wardrobes and an ensuite shower, three further bedrooms and a family bathroom. Outside there is a lawned garden forecourt and side driveway leading to an integral garage and to the rear generously sized southerly facing lawned garden with paved patio area. Freehold Property/Council Tax Band E

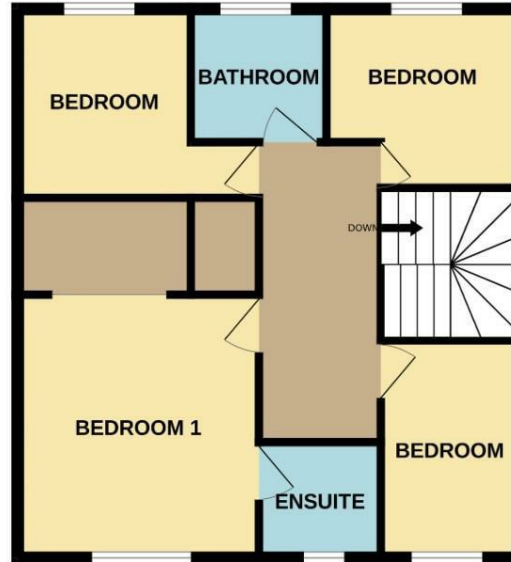




GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.

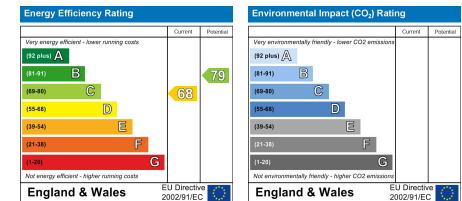


1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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