



pearson
ferrier®



6 CEDAR FOLD
Tottington, BL8 3GG
£450,000

6 CEDAR FOLD

Property at a glance

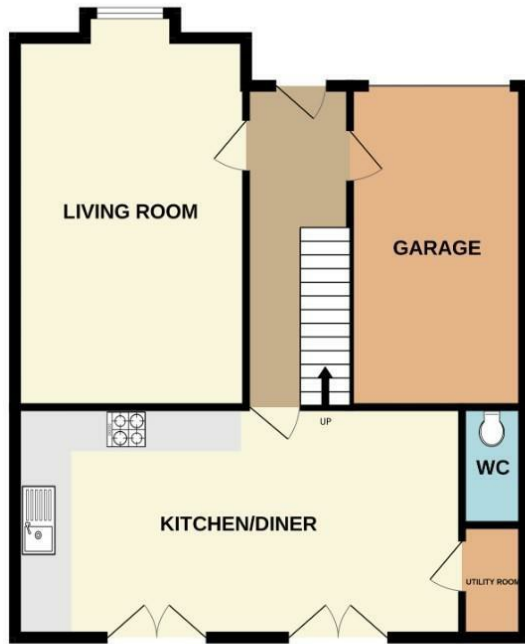
- modern detached house
- four bedrooms
- immaculately presented interior
- large family kitchen
- offered for sale with no onward chain
- parking, garage and large gardens

Cedar Fold, Tottington is an immaculately presented and newly refurbished, four bedroom detached house located on this small residential development, located within easy reach of the village centre, local shops, schools and bus routes and a short drive to nearby Holcombe Brook, Ramsbottom and Bury centres and onwards to the motorway network. The house is offered for sale with no onward chain and has the usual benefits of gas fired central heating and is PVC double glazed. The accommodation briefly comprises; entrance hallway with tiled flooring and stairs to the first floor, living room, large family kitchen with extensive range of wall and base units and integrated appliances, utility and guests wc/cloaks, first floor, main bedroom with fitted wardrobes and ensuite shower, three further bedrooms and a family bathroom. Outside there is a garden forecourt and side driveway leading to an integral garage and to the rear generously sized southerly facing astro turf lawned garden and wooden decked patio area. Council Tax Band E/Leasehold property with 999 years unexpired term.

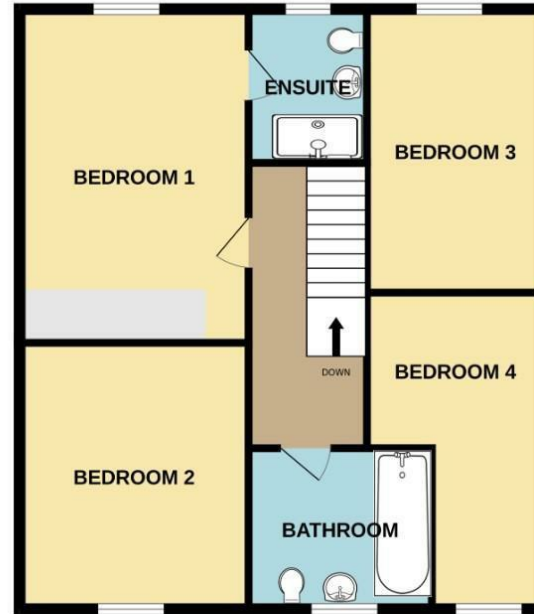




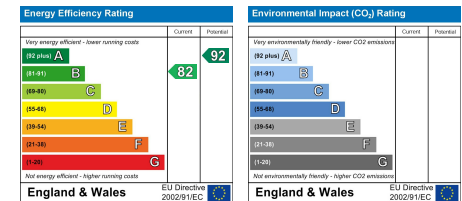
GROUND FLOOR



1ST FLOOR



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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