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39 MOORSIDE ROAD
Tottington, BL8 3HP
£385,000

39 MOORSIDE ROAD

Property at a glance

- modern detached house
- four bedrooms
- head of cul-de-sac
- well presented throughout
- popular location
- ample parking and gardens

Moorside Road, Tottington is a recently renovated, detached, four bedroom property, set at the head of this cul-de-sac on this popular residential estate, within walking distance to the village centre, local shops and schools. The house is well presented, warmed by gas fired central heating is PVC double glazed and set in a generous plot with large gardens. The accommodation briefly comprises; spacious entrance hall with return stairs to the first floor, wc/cloaks and separate shower room, living room, study/dining room, play room, fitted dining kitchen with quartz work tops, stairs to bedroom 4 (currently used as a gym), first floor, three bedrooms and family bathroom. Outside there is a garden forecourt and side driveway and to the rear generous lawned gardens and patio area. Freehold Property/Council Tax Band D







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(1-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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