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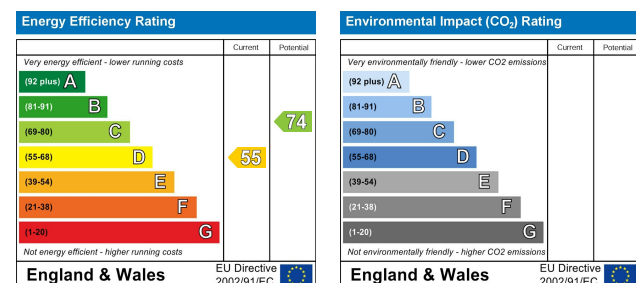


GROSS INTERNAL AREA  
TOTAL: 143 m<sup>2</sup>/1,537 sq ft  
FLOOR 1: 77 m<sup>2</sup>/830 sq ft, FLOOR 2: 66 m<sup>2</sup>/707 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From our sales office in Ramsbottom, head up Bolton Road West. Head south on Bolton St/A676 toward Lever St. Turn left onto Holcombe Rd. Continue to follow Holcombe Rd. Turn left onto tottington road and then right onto sunnybower street where you will find the property on the left hand side of the road.



**21 Sunny Bower Street**  
Tottington, Bury, BL8 3HL

**Price guide £350,000**



- Four Bedroom Bay Fronted Mid Terraced Property
- Well Presented, Retaining Many Period Features Throughout
- Stunning Countryside Views, Set Back Off Road
- Open Plan Living & Dining Room
- Modern Fitted Kitchen/Breakfast Area with Separate Utility Room
- Recently Landscaped Garden & Patio To Rear
- Highly Sought After Location & Walking Distance To Local Village
- A Must See!!! To Appreciate Character, Charm & Size

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 21 Sunny Bower Street

## Tottington, Bury, BL8 3HL

**\*\*WELL PRESENTED & IMMACULATE FOUR BEDROOM PERIOD MID TERRACED PROPERTY\*\*RETAINING ORIGINAL PERIOD FEATURES THROUGHOUT\*\*STUNNING COUNTRYSIDE VIEWS\*\*A MUST SEE!!! TO APPRECIATE CHARM & CHARACTER\*\*Charles Louis Homes are pleased to bring to the market this well presented and maintained four bedroom period mid terraced house, retaining many period features throughout and has stunning countryside views. This period property has recently been redecorated throughout with new bathroom suite and newly fitted doors, separating lounge and dining room. The property in brief comprises of entrance hallway, reception room one, reception room two, kitchen/breakfast area, separate utility room, downstairs wc, and staircase to first floor. On the first floor are bedrooms one, two, three and four, family bathroom with spacious landing and access to loft. The property benefits from gas central heating, and double glazing throughout and has a good size, recently landscaped yard to rear. Viewing is essential to appreciate the charm, character and size of this property.**

### Hallway

25'9" x 5'11" (7.85m x 1.80m)  
Stunning spacious hallway with original wooden door, period stain glass windows, centre ceiling rose and light x 2, dado rail, original wooden staircase to first floor, coving, original tiled floor, gas central heating radiator with feature cover, under stairs storage.



### Living Room

15'0" x 12'7" (4.57m x 3.84m)  
Double glazed bay fronted window to front elevation with stunning countryside views, original cast iron working open fire with tiled surround and hearth, original solid wood flooring, coving, centre rose and ceiling light, gas central heating radiator.



### Dining Room

15'8" x 11'8" (4.78m x 3.56m)  
French doors overlooking and leading out to rear garden, original cast iron working open fire with tiled surround and hearth, original solid wood flooring, centre rose and ceiling light, gas central heating radiator.



### Alternative View



### Downstairs Shower Room

7'2" x 5'1" (2.18m x 1.55m)  
Double glazed frosted window to side elevation Fitted with a new three piece suite, comprising of low level we, hand wash basin and walk in shower, tiled floor, centre ceiling light, gas central heating radiator



### Kitchen/Breakfast Area

14'11" x 7'4" (4.55m x 2.24m)  
Double glazed window to side elevation, fitted with a range of wall and base units, inset sink with mixer tap and quartz worktops, four ring bosch induction hob with extractor above, neff double oven, integrated fridge freezer and dishwasher, inset spots, wall lighting, gas central heating radiator, space for breakfast dining seating area, click wood flooring, access to utility room



### Utility Room

8'6" x 6'9" (2.59m x 2.06m)  
Double glazed window to side elevation and access to rear garden, fitted with a range of wall and base units, inset sink and mixer tap, integrated freezer, space for washer and dryer, laminate click wood flooring, gas central heating radiator, inset spots, access to downstairs wc.

### First Floor Landing

Leading off to bedrooms one, two, three and four, family bathroom, original stained glass window, storage cupboard, centre ceiling light, loft access with drop down ladder.

### Master Bedroom

15'7" x 11'10" (4.75m x 3.61m)  
Double Glazed window to rear elevation, fitted wardrobes, dado rail, gas central heating radiator, centre ceiling light.



### Bedroom Two

15'1" x 10'7" (4.60m x 3.23m)  
Double Glazed window to front elevation with stunning countryside views, dado rail, gas central heating radiator, centre ceiling light.



### Bedroom Three

11'3" x 7'1" (3.43m x 2.16m)  
Double Glazed window to front elevation with stunning countryside views, original cast iron fireplace, dado rail, gas central heating radiator, centre ceiling light.

### Bedroom Four

7'2" x 6'1" (2.18m x 1.85m)  
Double Glazed window to side elevation, gas central heating radiator, inset spot lights.

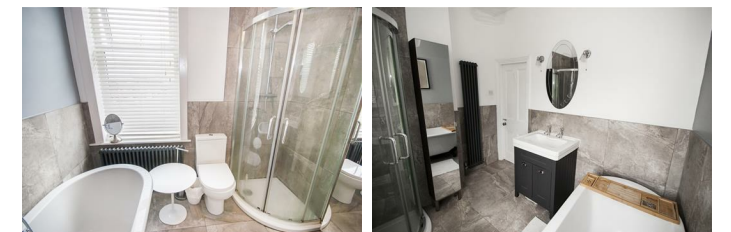


### Family Bathroom

7'5" x 9'5" (2.26m x 2.87m)  
Double Glazed frosted window to rear elevation, fitted with a four piece suite, comprising of roll top free standing bath, low level wc, wash hand basin with vanity unit, separate walk in shower, part tiled walls, tiled flooring, centre ceiling light,, wall lights, chrome heated towel rail.

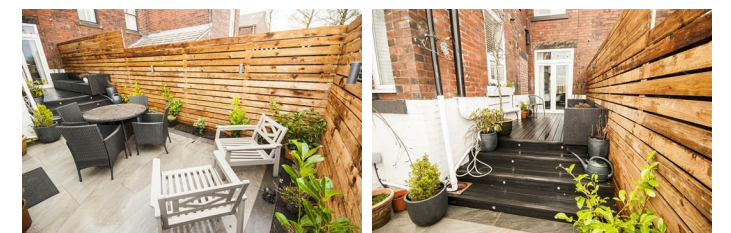


### Alternative View



### Rear Garden

Private enclosed rear garden with has been recently landscaped and designed. Fitted with wood paneling, decked area with a tiled patio seating area, lighting, shrubs and bushes and gated access



### Front External

Set behind a metal iron gate and iron fence with pathway leading to front door with mature shrubs and bushes with stunning countryside views.