



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 75 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 52 | |
| England & Wales <small>EU Directive 2002/91/EC</small> | |

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.

Sunny Bower Street, Tottington, BL8 3HL

£380,000

A DECEPTIVELY SPACIOUS PROPERTY IN TOTTINGTON

Located in a popular area of Bury just a short drive to the town centre where there are shops and local pubs. The property is immaculate and is a credit to the current owner with spacious interiors, with four bedrooms, a separate utility room, two shower rooms, a three piece bathroom and an enclosed rear garden. Situated just a short distance from major commuter routes to Manchester, Rossendale and Rochdale, whilst also being close to well regarded schools and local amenities. This property is not one to be missed!

The property comprises briefly, to the ground floor, entrance to a welcoming vestibule which has a door leading to the hallway. The hallway has stairs leading to the first floor and doors to two reception rooms. The second reception room has understairs storage and access to the kitchen which is fitted with wood units, integrated appliances and a door to the utility room. The utility room has doors leading to the shower room and rear garden.

To the first floor there is a landing with stairs leading to the second floor and doors providing access to three bedrooms and a three piece bathroom suite. To the second floor there is a landing with a door to the main bedroom which has an en suite.

Externally, to the front of the property there is an enclosed garden. To the rear of the property there is a paved garden with an outbuilding and a gate to a shared access road.

View early to avoid disappointment! Contact our Bury team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Sunny Bower Street, Tottington, BL8 3HL

£380,000



- Mid Terrace Property
- Spacious Reception Rooms
- On Street Parking
- EPC Rating: E
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Set Over Three Floors
- Enclosed Paved Gardens
- Council Tax Band C

Ground Floor

Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

Hardwood front entrance door, wood flooring and door to the hallway.

Hallway

14'6 x 3'10 (4.42m x 1.17m)

Cast iron central heating radiator, alarm system, coving, corbels, smoke alarm, wood flooring, stairs to the first floor and doors to two reception rooms.

Reception Room One

13'8 x 13'8 (4.17m x 4.17m)

UPVC double glazed bay window, cast iron central heating radiator, log burning stove with wooden mantel, television point, coving and ceiling rose.

Reception Room Two

16' x 14'11 (4.88m x 4.55m)

Central heating radiator, log burning stove with wooden mantel, television point, understairs storage, picture rail, ceiling rose, tiled flooring, door to the kitchen and UPVC double glazed French doors to the rear.

Kitchen

15'2 x 9'2 (4.62m x 2.79m)

Two UPVC double glazed windows, range of wall and base units with wood surfaces, Belfast sink with drainer and mixer tap, Rangemaster oven with five ring gas hob, extractor hood, integrated dishwasher, space for fridge freezer, spotlights, tiled flooring and door to the utility.

Utility Room

8'6 x 7'11 (2.59m x 2.41m)

Hardwood double glazed window, Velux window, central heating radiator, range of base units with wood surfaces, composite sink, plumbing for washing machine, spotlights, tiled flooring, door to the shower room and hardwood stable door to the shower room.

Shower Room

8'4 x 7'4 (2.54m x 2.24m)

Velux window, UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, walk in electric feed shower unit, illuminated mirror, tiled elevations, extractor fan and tiled flooring with underfloor heating.

First Floor

Landing

19'9 x 5'8 (6.02m x 1.73m)

Cast iron central heating radiator, loft access, stairs to the second floor and doors to three bedrooms and bathroom.

Bedroom Two

15'8 x 12'1 (4.78m x 3.68m)

UPVC double glazed window, cast iron central heating radiator, open fire and fitted wardrobes.

Bedroom Three

15'3 x 9'2 (4.65m x 2.79m)

UPVC double glazed window, cast iron central heating radiator and spotlights.

Bedroom Four

13'9 x 12'3 (4.19m x 3.73m)

UPVC double glazed window, cast iron central heating radiator, open fire and fitted wardrobes.

Bathroom

10' x 5'6 (3.05m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, freestanding roll top bath, part tiled elevations, spotlights and wood effect flooring.

Second Floor

Landing

5'8 x 4'10 (1.73m x 1.47m)

Velux window and door to bedroom one.

Bedroom One

17'7 x 16'3 (5.36m x 4.95m)

Four Velux windows, cast iron central heating radiator, eaves access, spotlights and door to the en suite.

En Suite

5'8 x 4'1 (1.73m x 1.24m)

Velux window, dual flush WC, wall mounted wash basin, double direct feed shower unit, tiled elevations, spotlights and laminate flooring.

External

Front

Enclosed garden.

Rear

Enclosed paved garden with outbuilding.



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