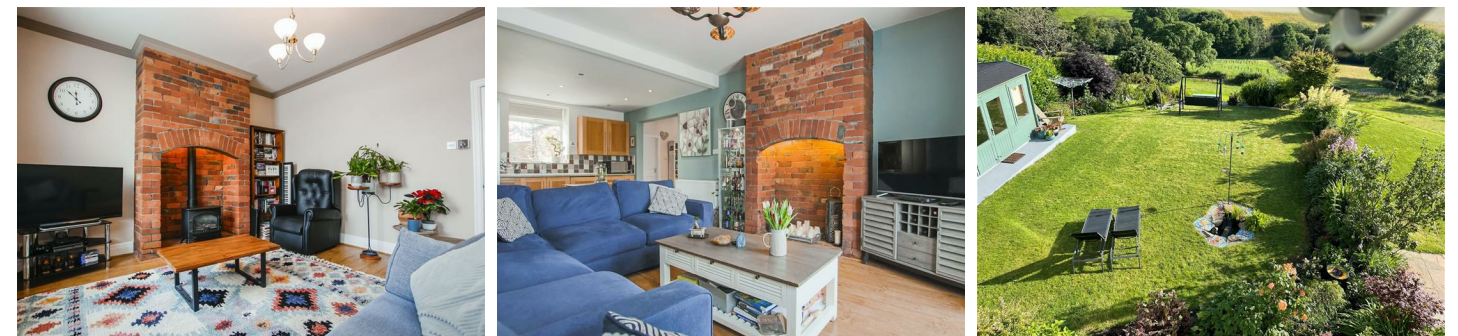




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Turton Road, Tottington, BL8 3QH

### Offers Over £525,000

AN EXCEPTIONAL, GORGEOUS FOUR BEDROOM FAMILY HOME IN A PICTURESQUE LOCATION

This spacious four bedroom semi-detached home is a dream come true for those who love to live in the lap of nature. Nestled in the rolling countryside of Tottington, this property offers a serene and tranquil environment that is perfect for unwinding after a long day.

The house boasts four generously sized bedrooms that are perfect for families or those who love to have guests over. The interior of the house is just as impressive as the exterior. The modern and stylish decor is complemented by neutral tones. The kitchen is open to a living area creating the perfect entertaining space with French doors out to the rear garden which overlooks the most impressive views.

The exterior of the house is equally impressive. The large garden is perfect for those who love to spend time outdoors. The rolling countryside provides a stunning backdrop that is sure to take your breath away. The patio area is perfect for summer barbecues or just relaxing with a good book, with the addition of a summer house for those looking to work from home.

Internally the property comprises briefly: entrance to a dining room with access to a downstairs wet room, sitting room and a stunning open plan kitchen/living room. To the first floor is a landing with doors to four bedrooms and a shower room. The main bedroom benefits from an en suite shower room.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Turton Road, Tottington, BL8 3QH

## Offers Over £525,000



- Stunning Character Cottage with Four Double Bedrooms
- Spacious Reception Rooms
- Off Road Parking Available
- EPC Rating: D
- Picturesque Countryside Views
- En-Suite To Master Bedroom
- Freehold
- Contemporary Open Plan Living Kitchen
- Rear Garden With Open Views
- Council Tax Band C

### Ground Floor

#### Dining Room

12'11 x 8'8 (3.94m x 2.64m)

Hardwood front entrance door, UPVC double glazed window, central heating radiator, spotlights, tiled flooring, understairs storage, doors to the inner hall and wet room and open to the kitchen.

#### Wet Room

8'11 x 8'7 (2.72m x 2.62m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, tiled elevations and extractor fan.

#### Open Plan Living Kitchen

25'1 x 13'1 (7.65m x 3.99m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, range cooker with six ring gas hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, integrated dishwasher and washing machine, space for American fridge freezer, part wood effect flooring, exposed brick chimney breast, television point and UPVC double glazed French doors to the rear.

#### Inner Hall

Stairs to the first floor and door to the reception room.

#### Reception Room

13'1 x 12'9 (3.99m x 3.89m)

Two UPVC double glazed windows, central heating radiator, gas stove set in an exposed brick chimney breast, television point, coving and wood effect flooring.

### First Floor

#### Landing

Loft access, spotlights and doors to four bedrooms and bathroom.

#### Bedroom One

11' x 11' (3.35m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

#### En Suite

9'6 x 5'9 (2.90m x 1.75m)

Central heating towel rail, dual flush WC, pedestal wash basin, walk in direct feed shower unit, illuminated mirror, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

10'3 x 8'9 (3.12m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

#### Bedroom Three

11'3 x 8'5 (3.43m x 2.57m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Four

13'2 x 7'7 (4.01m x 2.31m)

UPVC double glazed window and central heating radiator.

#### Bathroom

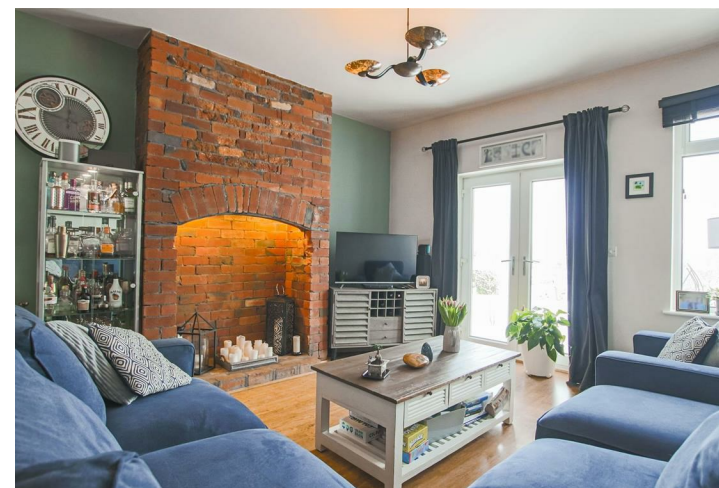
8'3 x 7' (2.51m x 2.13m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin, walk in direct feed shower unit, tiled elevations, over stairs storage and spotlights.

#### External

#### Rear

Laid to lawn garden with paved patio, open views and summer house.



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