

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Camberley Close, Tottington, BL8 3EA

£440,000

SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

This four-bedroom detached family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, with two reception rooms and an open plan living kitchen and newly fitted bathroom and en-suite.

Comprising briefly to the ground floor; entrance via the hallway which has doors to the main reception room, downstairs WC and the kitchen diner as well as hosting the stairs to the first floor. The kitchen diner is open to reception room two which has UPVC French doors to the rear. To the first floor is a landing to four-bedrooms and a newly fitted bathroom. The main bedroom has en-suite access. Externally, to the rear is an astro-turfed garden with mature shrubbery and bedding areas with a side access to the detached garage. To the front is a driveway providing off-road parking for numerous vehicles and a detached garage with a laid to lawn garden area.

For further information, or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Camberley Close, Tottington, BL8 3EA

£440,000



- An Envious Detached Property
- Modern Fixtures And Fittings
- Off Road Parking
- Leasehold
- Four Bedrooms
- The Perfect Family Home
- EPC Rating TBC
- Two Bathrooms
- Detached Garage
- Council Tax Band E

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

7'3 x 6'5 (2.21m x 1.96m)

Upright central heating radiator, coving, wood effect laminate flooring, oak doors to reception room one, kitchen, WC and a staircase to the first floor.

WC

5'10 x 4'4 (1.78m x 1.32m)

UPVC double glazed frosted window, a two piece suite with a low basin WC, pedestal wash basin with traditional taps, tiled flooring.

Reception Room One

16'11 x 10'7 (5.16m x 3.23m)

UPVC double glazed bay window, upright central heating radiator, spotlights, coving, gas fire with tiled hearth and surround, television point, wood effect laminate flooring.

Kitchen

17 x 12'6 (5.18m x 3.81m)

Three UPVC double glazed windows, full length UPVC double glazed picture window, central heating radiator, a range of glossed wall and base units, solid wood surface, tiled splash back, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for an American style fridge freezer, integrated dish washer, integrated washing machine, integrated boiler, spotlights, under stairs storage cupboard, wood effect laminate flooring, open to reception room two.

Reception Room Two

19'9 x 9'7 (6.02m x 2.92m)

Velux window, central heating radiator, spotlights, television point, wood effect laminate flooring, UPVC double glazed patio doors to the rear.

First Floor

Landing

Loft access, oak doors to four bedrooms and shower room.

Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

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

En Suite

5'10 x 5'9 (1.78m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a double direct feed shower enclosure, vanity top wash basin with mixer tap, dual flushed WC, tiled elevations, tiled flooring.

Bedroom Two

11'1 x 8'10 (3.38m x 2.69m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bedroom Three

12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bedroom Four

10'11 x 7'3 (3.33m x 2.21m)

UPVC double glazed window, central heating radiator, laminate flooring.

Shower Room

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flushed WC, vanity top wash basin with mixer tap, double direct feed shower enclosure with rinse head, tiled elevations, Karndean flooring, spotlights.

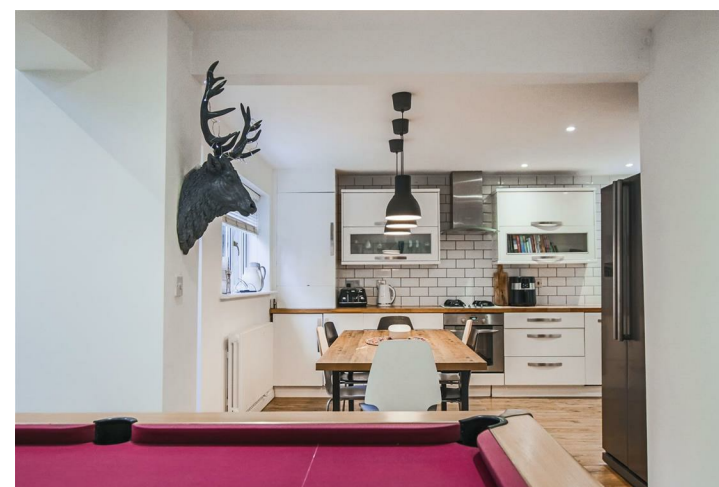
External

Front

Laid to lawn garden with paving, stone chip areas, off road parking and access on to a detached garage.

Rear

Enclosed garden with artificial lawn, mature shrubs and bedding areas.



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