



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 | | 76 | 84 |
| (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 | |

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.

Brammay Drive, Tottington, BL8 3HS

Offers Over £325,000

A STYLISH FAMILY HOME

Presented and updated to the highest standard throughout with an abundance of indoor and outdoor space, this exceptional four bedroom semi detached property is being proudly welcomed to the market within the most desirable location of Tottington. With modern fixtures and fittings, four generously sized bedrooms, fantastic converted garage and a loft conversion, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan living area, contemporary fitted kitchen and staircase to the first floor. The living area leads on to a stunning garden room. The kitchen provides open access on to a dining room which then provides access on to a utility room and garage. The first floor comprises of three generously sized bedrooms, a family bathroom and staircase to the second floor. The second floor benefits from a fantastic primary bedroom and a shower room. Externally there is a beautifully presented garden to the rear and garden to the front with bedding and paved areas, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience.

Brammay Drive, Tottington, BL8 3HS

Offers Over £325,000



- Semi Detached Property Set Over Three Floors
- Spacious Open Plan Reception Room With Log Burner
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- Bathroom & Shower Room
- Leasehold
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

13'11 x 7'4 (4.24m x 2.24m)

Composite front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to kitchen and living room.

Kitchen

16' x 8' (4.88m x 2.44m)

UPVC double glazed windows, central heating radiator, range of wall and base units with granite surfaces and upstands, granite coated sink with drainer and mixer tap, Beko range cooker with five ring electric hob, extractor hood, integrated dishwasher, smoke alarm, wood effect flooring and open to the dining room.

Dining Room

9'11 x 8' (3.02m x 2.44m)

Central heating radiator, wood effect flooring, doors to utility and garage and UPVC double glazed French doors to the rear.

Utility Room

9'11 x 3'9 (3.02m x 1.14m)

Central heating radiator, plumbing for washing machine, combination boiler, wood effect flooring.

Garage

8' x 6'8 (2.44m x 2.03m)

Electric roller shutter door.

Living Room

19'11 x 15'10 (6.07m x 4.83m)

Two UPVC double glazed windows, two central heating radiators, cast iron log burning stove, television point, smoke alarm, wood effect flooring, UPVC double glazed French doors to the rear and aluminium double glazed sliding doors to the garden room.

Garden Room

19'11 x 8'2 (6.07m x 2.49m)

UPVC double glazed windows, Velux window, central heating radiator, spotlights and UPVC double glazed French doors to the rear.

First Floor

Landing

Fitted storage, smoke alarm, stairs to the second floor and doors to three bedrooms and bathroom.

Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to dressing room.

Bedroom Three

9'11 x 8' (3.02m x 2.44m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Four

10'3 x 7' (3.12m x 2.13m)

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

Bathroom

8' x 6'3 (2.44m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, pedestal wash basin, dual flush WC, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

Second Floor

Landing

Velux window, eaves access, smoke alarm and doors to bedroom one and shower room.

Bedroom One

15'2 x 11'7 (4.62m x 3.53m)

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

Shower Room

7'6 x 7'5 (2.29m x 2.26m)

Velux window, central heating towel rail, electric feed shower unit, pedestal wash basin, low basin WC, spotlights, extractor fan and tiled flooring.

External

Front

Tiered planted garden and driveway providing off road parking leading to the garage.

Rear

Laid to lawn garden with slate chippings, large paved patio area, planted beds and a shed.



Tel: 01617510340

www.keenans-estateagents.co.uk