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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			78
EU Directive 2002/91/EC			

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## Hawthorn Crescent, Tottington, BL8 3NG

### £290,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED BUNGALOW

Nestled in the heart of a popular area of Tottington, this three bedroom, semi-detached bungalow is being welcomed to the property market. Ideally suited for a small family or couple looking for a spacious home with low maintenance gardens and off road parking. The property provides easy access to local amenities and major commuter routes towards Bury, Rossendale, Rochdale and Manchester.

The property comprises briefly, to the ground floor; entrance into the contemporary kitchen with a door leading into reception room one. Reception room one has stairs leading to the first floor and access into the inner hall which has doors leading to two bedrooms, bathroom and dining room. The dining room leads onto an additional reception room. To the first floor is a landing with access into storage and a door into the main bedroom. The main bedroom benefits from an en suite bathroom and has access to generous under eaves storage. Externally, the property boasts a wraparound paved side and rear garden with bedding areas and a summerhouse. The front offers off road parking and bedding areas.

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 @keenansstateagents



# Hawthorn Crescent, Tottington, BL8 3NG

£290,000



- Beautifully Presented Semi Detached Bungalow
- Three Bedrooms
- Neutral Decoration
- Contemporary Fitted Kitchen
- Ample Off Road Parking
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Garden with Summer House
- EPC Rating D
- Council Tax Band C

## Ground Floor

### Kitchen

12'11 x 9'8 (3.94m x 2.95m )

UPVC double glazed front door, two UPVC double glazed windows, central heating radiator, mix of panel wall and base units, laminate worktops, Belling range cooker with seven ring gas hob and extractor hood, glass splashback, composite sink and drainer with mixer tap, plumbing for washing machine, dishwasher and American fridge freezer, integrated freezer, spotlights, tiled flooring and door leading to reception room one.

### Reception Room One

16'1 x 12'3 (4.90m x 3.73m )

UPVC double glazed window, central heating radiator, coving, three feature wall lights, living flame gas fire with marble surround and decorative mantle, television point, wood effect flooring, stairs to first floor and door to inner hall.

### Inner Hall

Wood effect flooring, doors leading to two bedrooms, bathroom and dining room.

### Bathroom

8'6 x 6'5 (2.59m x 1.96m )

UPVC double glazed frosted window, central heating radiator, low base WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, electric feed shower enclosed, extractor fan, part tiled elevations and tile flooring.

### Bedroom Two

12'11 x 9 (3.94m x 2.74m )

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

### Bedroom Three

9'4 x 8'11 (2.84m x 2.72m )

Central heating radiator, wood effect flooring and UPVC double glazed French doors to side.

### Dining Room

12 x 9'4 (3.66m x 2.84m )

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to reception room two.

### Reception Room Two

15'4 x 12'10 (4.67m x 3.91m)

Two UPVC double glazed windows, central heating radiator, television point, wood effect flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, fitted storage, wood effect flooring and door leading to bedroom one.

## Bedroom One

13'6 x 8'9 (4.11m x 2.67m)

UPVC double glazed window, energy-efficient cooling and heating unit, fitted vanity unit, wood effect flooring, access to under eaves storage and door to en suite.

### En Suite

7 x 6'7 (2.13m x 2.01m )

Central heating radiator, low base WC, pedestal wash basin with mixer tap, freestanding roll top, ball and claw bath with mixer tap and rinse head, wood effect flooring, extractor fan, fitted storage and integrated boiler.

### Exterior

### Rear

Wrap around paved patio, bedding plants and summer house

### Summer House

Electric and lighting.

### Front

Gravel chip areas, off road parking and gated access to rear.

### Agents Notes

The windows you can see at the front of the property are boarded so are not a feature in bedroom one.



Tel: 01617510340

www.keenans-estateagents.co.uk