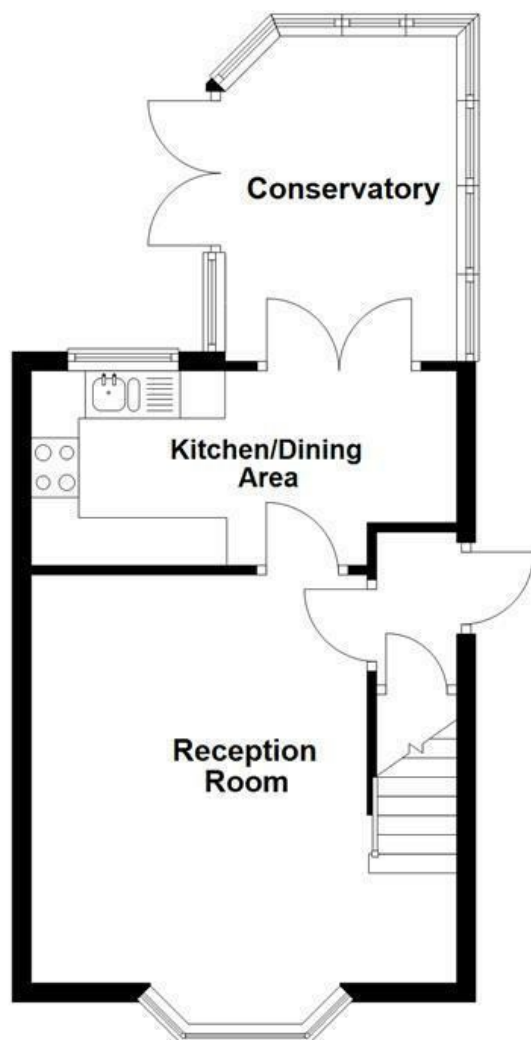
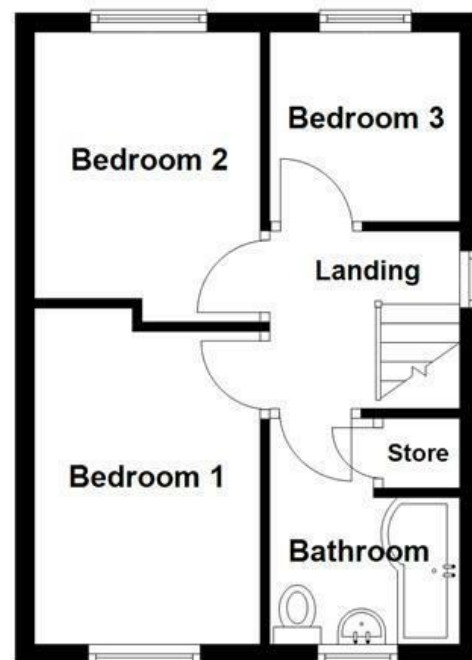


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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.

Brookwater Close, Tottington, BL8 3LD

£285,000

A BEAUTIFULLY PRESENTED FAMILY HOME

Nestled in the charming Brookwater Close of Tottington, Bury, this immaculate three-bedroom semi-detached family home is a true gem. Step into the brand new contemporary fitted kitchen, a culinary haven that seamlessly flows into a delightful conservatory offering picturesque views of the rear garden. Imagine enjoying your morning coffee in this serene space, basking in the natural light that floods through.

Convenience is key with off-road parking, ensuring you never have to worry about finding a spot after a long day. The easy-to-maintain gardens are a blank canvas for green-fingered enthusiasts or those seeking a tranquil outdoor retreat.

Located in a popular area, this home is ideal for a small family looking to settle in a welcoming community. With neutral tones throughout, this property provides a versatile backdrop for you to add your personal touch and make it truly your own.

Don't miss the opportunity to make this house your home and create lasting memories in this inviting space. Book a viewing today and step into your future at Brookwater Close.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Brookwater Close, Tottington, BL8 3LD

£285,000



- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Gated Off Road Parking
- EPC Rating C
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band B

Ground Floor

Entrance Vestibule

5'4 x 3'2 (1.63m x 0.97m)

Composite double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors to reception room and downstairs storage.

Reception Room

14'9 x 14'1 (4.50m x 4.29m)

UPVC double glazed bay window, central heating radiator, wood effect laminate flooring, door to kitchen and stairs to first floor.

Kitchen

14'9 x 8'1 (4.50m x 2.46m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, composite one and half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, enclosed boiler and double doors to conservatory.

Conservatory

11'3 x 8'0 (3.43m x 2.44m)

UPVC double glazed windows, pitched polycarbonate roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, doors to three bedrooms and family bathroom.

Bedroom One

12'11 x 7'10 (3.94m x 2.39m)

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

Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

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

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bathroom

7'11 x 6'6 (2.41m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan, tiled flooring and linen cupboard.

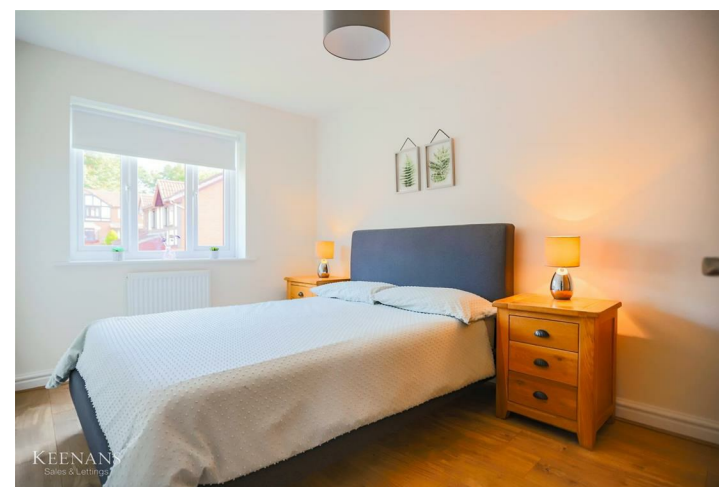
External

Rear

Laid to lawn garden with paving, timber shed and gated off road parking.

Front

Laid to lawn garden.



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