




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Quakers Field, Tottington, BL8 4AZ

### £295,000

AN EXCEPTIONAL FAMILY HOME WITH BREATH-TAKING VIEWS

Offering an abundance of stylish indoor space and having been presented and maintained to the highest standard throughout, this immaculate three bedroom end terrace property is being proudly welcomed to the market in the desirable location of Tottington down a private lane. With panoramic countryside views, two bathrooms, open plan living space and modern fixtures and fittings, this enviable 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, Manchester, Bolton and major motorway links. With off road parking, three generously sized bedrooms and fantastic cellar space, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan reception room and houses a staircase to the first floor. The reception room boasts stunning multi fuel burner and leads on to a fitted kitchen. The kitchen benefits from modern wall and base units, integrated appliances and leads down to the cellar and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a garden to the front with decking overlooking the field, as well as paved courtyard. To the rear there is a paved yard with access to a driveway.

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



# Quakers Field, Tottington, BL8 4AZ

## £295,000

 3  2  1  D

- Exceptional End Terrace Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Stylish Decoration Throughout
  - Tenure Freehold
- Two Bathrooms
  - Garden to Rear with Countryside Views
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

16'1 x 3'4 (4.90m x 1.02m )  
Composite double glazed frosted stable front door, central heating radiator, coving, corbel, dado rail, tiled flooring, oak door to open plan reception room and stairs to first floor.

#### Open Plan Reception Room

27'7 x 13'9 (8.41m x 4.19m)  
Three UVC double glazed windows, two central heating radiators, coving, cast iron multifuel burner with stone hearth, mantel and brick surround, television point, exposed stone wall and oak single glazed door to kitchen.

#### Kitchen

10'10 x 8'11 (3.30m x 2.72m)  
Hardwood double glazed leaded window, range of high gloss wall and base units with solid wood work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with high spout spring mixer tap, two door range cooker with five ring gas hob and extractor hood, integrated fridge and dishwasher, spotlights, tiled flooring, oak bi-folding door to stairs to lower ground floor and hardwood single glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

17'11 x 6'1 (5.46m x 1.85m )  
Power, lighting, inset shelving and plumbing for washing machine.

### First Floor

#### Landing

15'11 x 5'5 (4.85m x 1.65m )  
UPVC double glazed window, loft access, integrated storage, doors to three bedrooms and bathroom.

#### Bedroom One

16'11 x 12'6 (5.16m x 3.81m )  
UPVC double glazed leaded window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

5'8 x 4'10 (1.73m x 1.47m)  
Hardwood double glazed frosted leaded window, central heated towel rail, dual flush WC, corner pedestal wash basin with waterfall mixer tap, corner direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m )  
UPVC double glazed leaded window, central heating radiator, fitted wardrobe and wood cladding to ceiling.

#### Bedroom Three

10'9 x 8'9 (3.28m x 2.67m)  
UPVC double glazed leaded window, central heating radiator and wood cladding to ceiling.

### Bathroom

6'11 x 4'10 (2.11m x 1.47m)  
Skylight, wall mounted wash basin with mixer tap, freestanding rolltop clawfoot bath with mixer tap and rinse head, low basin WC, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Paved yard with access to driveway.

#### Front

Garden with decking overlooking field and paved courtyard.

