


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>51</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		
		

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## Market Street, Tottington, BL8 3LS

### Offers In Excess Of £300,000

A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME

Nestled on Market Street in the charming village of Tottington, Bury, this deceptively spacious three-bedroom semi-detached home presents an excellent opportunity for families seeking comfort and convenience. The property boasts a modern fitted kitchen/diner, perfect for family meals and entertaining guests. The contemporary bathroom complements the home's stylish interior, while the three well-proportioned bedrooms provide ample space for relaxation and rest.

One of the standout features of this residence is the spacious cellar, offering additional storage or potential for further development, catering to your family's needs. The low-maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep. Furthermore, the gated off-road parking adds an extra layer of convenience and security.

Situated close to local amenities and key commuter routes, this property is ideally located for those who wish to enjoy the tranquility of village life while remaining connected to the wider area. This home is perfect for a growing family, providing both space and comfort in a welcoming community. Don't miss the chance to make this delightful property your own.

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# Market Street, Tottington, BL8 3LS

## Offers In Excess Of £300,000

 3  1  1  E

- Semi Detached Property
- Fitted Kitchen And Separate Utility Room
- Off Road Parking
- EPC Rating: E
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Spacious Reception Rooms
- Enclosed Rear Yard With Workshop
- Council Tax Band: B

### Ground Floor

#### Hall

28'11 x 5'7 (8.81m x 1.70m)  
UPVC double glazed frosted entrance door, central heating radiator, cornice coving, corbels, meter cupboard, stairs to first floor, door to stairs for lower ground floor and doors to reception room, kitchen and rear hall.

#### Reception Room

14'10 x 14'2 (4.52m x 4.32m)  
Two UPVC double glazed windows, central heating radiator, living flame gas fire, marble effect hearth and surround and TV point.

#### Kitchen

14'10 x 13'11 (4.52m x 4.24m)  
Central heating radiator, high gloss wall and base units, laminate worktops, SMEG range cooker with five burner gas hob, glass splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, integrated dishwasher, pantry cupboard, enclosed Biasi boiler, tile effect flooring and UPVC double glazed French doors to rear.

#### Rear Hall

7' x 3'3 (2.13m x 0.99m)  
Wood effect flooring, door to WC/utility room and UPVC double glazed frosted door to rear.

#### WC/Utility Room

6'8 x 4'3 (2.03m x 1.30m)  
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, plumbing for washing machine, space for dryer, extractor fan, tiled elevation and tiled flooring.

### Lower Ground Floor

#### Cellar Room One

13'4 x 5'5 (4.06m x 1.65m)  
Central heating radiator and open access to cellar room two.

#### Cellar Room Two

14' x 13'6 (4.27m x 4.11m)  
Central heating radiator and gas meter

### First Floor

#### Landing

UPVC double glazed window on stair return, loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

13'9 x 11'11 (4.19m x 3.63m)  
UPVC double glazed window, central heating radiator and fitted storage.

#### Bedroom Two

14'11 x 6'11 (4.55m x 2.11m)  
Two UPVC double glazed windows and central heating radiator.

#### Bedroom Three

11'1 x 6'9 (3.38m x 2.06m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

9'11 x 5'7 (3.02m x 1.70m)  
UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, part tiled elevation and vinyl flooring.

#### External

#### Front

Gated paved area.

#### Rear

Enclosed paved yard, bedding area, workshop and gated access for off road parking.



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