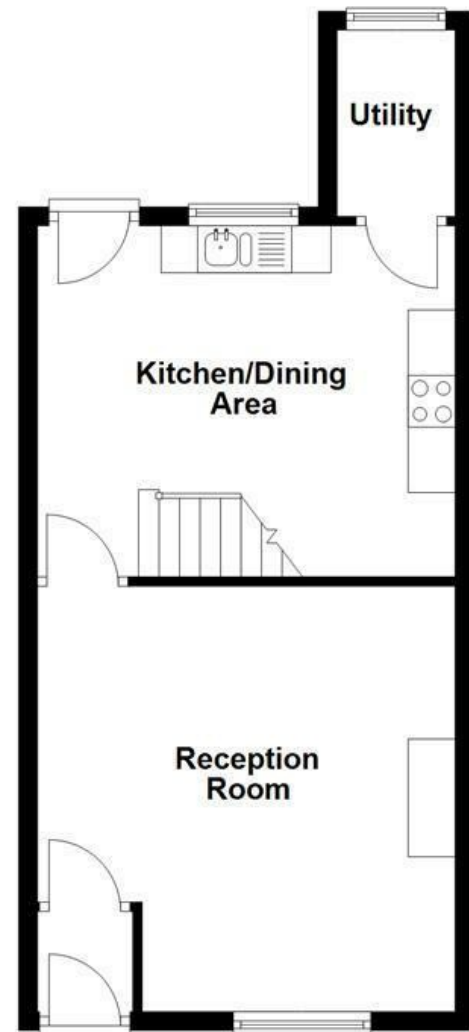
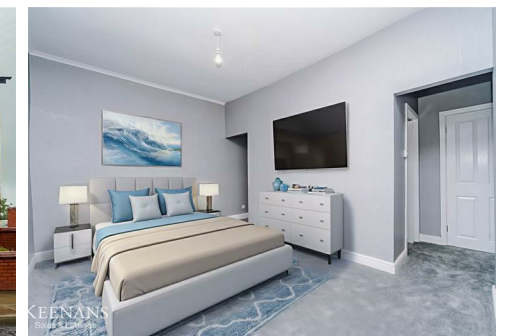
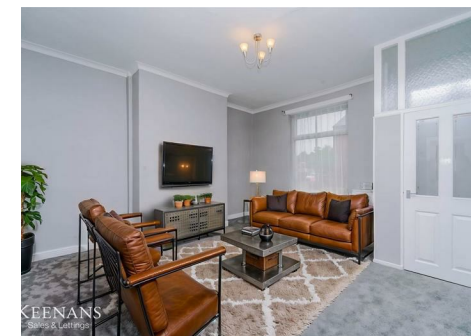
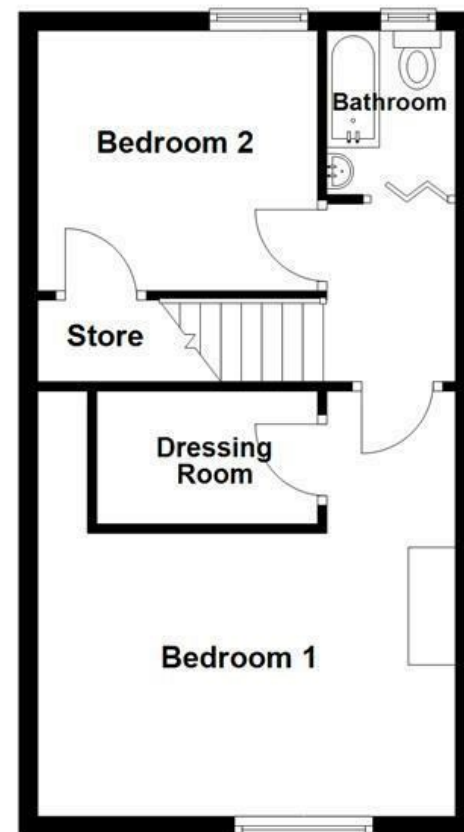


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	77
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.

## Booth Street, Tottington, BL8 3JJ

### Offers Over £180,000

#### AN ENVIABLE MID TERRACED PROPERTY

Having undergone a full transformation and being presented and updated to the highest standard throughout, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Tottington. With modern fixtures and fittings, open plan kitchen diner and spacious rooms throughout, this property is truly the perfect home for any first time buyer or small family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. With stylish interiors, two generously sized bedrooms and no chain delay, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room guides you on to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units and leads through to a utility room and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. The main bedroom benefits from a fantastic dressing room which could be converted into an en suite if desired. Externally there is an enclosed paved yard to the rear with outbuildings and stone/wood chip courtyard to the front with paving.

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



Booth Street, Tottington, BL8 3JJ

Offers Over £180,000

 2  1  1  D

- Fully Renovated Mid Terrace Property
  - Modern Fitted Dining Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Complete Blank Canvas
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Low Maintenance Yard to Rear
  - Council Tax Band B

Ground Floor

Forecourt with paving, mature shrubbery, stone and wood chippings.

Entrance Vestibule

3'6 x 3'0 (1.07m x 0.91m)

Hardwood single glazed frosted front door, meter cupboard and single glazed frosted door to reception room.

Reception Room

14'10 x 14'7 (4.52m x 4.45m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, television point, smoke detector and single glazed frosted door to kitchen/dining area.

Kitchen/Dining Area

14'7 x 12'3 (4.45m x 3.73m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, wood effect laminate flooring, door to utility, hardwood door to rear and stairs to first floor.

Utility

6'6 x 4'0 (1.98m x 1.22m)

UPVC double glazed window, PVC to ceiling, space for washing machine and dryer and tiled flooring.

First Floor

Landing

5'6 x 4'9 (1.68m x 1.45m)

Loft hatch, doors leading to two bedrooms and bathroom.

Bedroom One

14'10 x 14'7 (4.52m x 4.45m)

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

Dressing Room

7'9 x 4'8 (2.36m x 1.42m)

Bedroom Two

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'3 x 4'9 (1.91m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights and tiled effect lino flooring.

External

Rear

Paved yard with artificial lawn and outbuilding.

Front

Tel: 01617510340



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