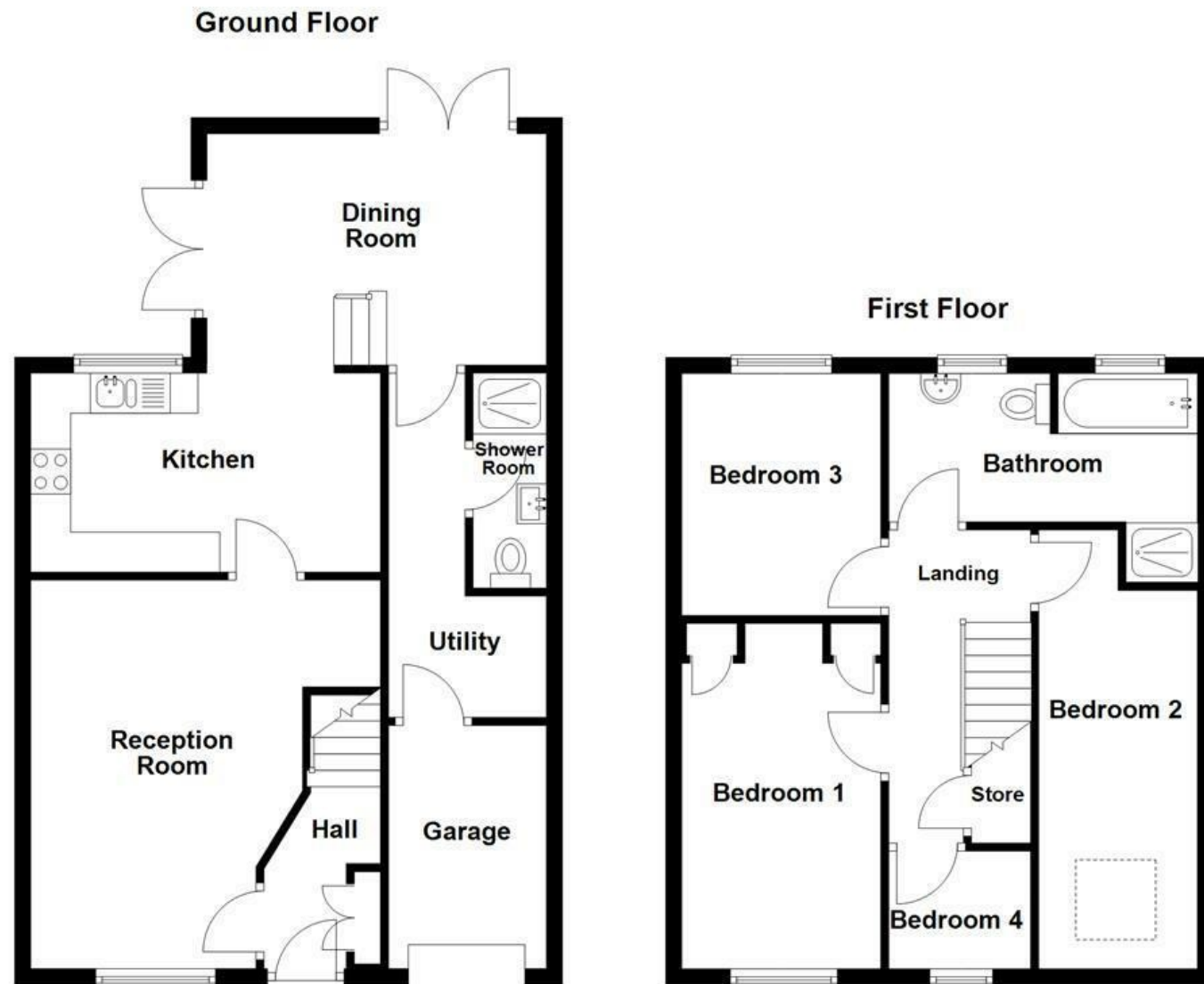




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Woodstock Drive, Tottington, BL8 4BW

Offers Over £350,000

AN EXCEPTIONAL EXTENDED SEMI DETACHED PROPERTY

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, stunning unique features and impressive double storey extension, this enviable four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Tottington on a popular estate. With an enviable open plan kitchen leading to a lower level dining room, integral garage and stunning garden space, this idyllic property is the perfect family home ready to move straight into! Situated on the edge of the countryside whilst also conveniently close to bus routes, local schools and amenities. There are also close network links to Bury, Manchester, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to a fitted kitchen which leads openly on to an enviable split level dining room. The dining room provides access out to the rear and through to a utility room. The utility room provides access through to a shower room and integral garage. The first floor comprises of doors on to four generously sized bedrooms and an extended family bathroom. Externally there is a beautifully presented garden to the rear with paving, authentic Spanish tiling, bedding, stone chippings and mature shrubs. To the front there is a garden with bedding, mature shrubs, off road parking and access to the garage.

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

Woodstock Drive, Tottington, BL8 4BW

Offers Over £350,000

 4  2  2  D

- Immaculate Semi Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Stunning Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

7'2 x 4'10 (2.18m x 1.47m)
UPVC double glazed frosted front door, central heating radiator, coving, wood effect laminate flooring, solid oak door to reception room and stairs to first floor.

Reception Room

15'10 x 14'5 (4.83m x 4.39m)
UPVC double glazed window, central heating radiator, coving, gas fire with solid marble hearth and surround, television point, wood effect laminate flooring and solid oak door to kitchen.

Kitchen

14'5 x 8'2 (4.39m x 2.49m)
UPVC double glazed window, central heating radiator, coving, spotlights, range of Birch panelled wall and base units with solid oak work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated Stoves double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, tiled flooring and open to dining room.

Dining Room

13'11 x 9'6 (4.24m x 2.90m)
Velux window, central heating radiator, wood cladding to apex ceiling, split level staircase, under split level storage and two UPVC double glazed leaded French doors to rear.

Utility

14'2 x 6'0 (4.32m x 1.83m)
Central heating radiator, extractor fan, loft hatch, plumbing for washing machine, space for dryer, granite effect work surfaces, wood effect laminate flooring, solid white oak door to shower room and hardwood fire door to garage.

Shower Room

8'10 x 3'0 (2.69m x 0.91m)
Central heating radiator, dual flush WC, vanity top marble wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

Garage

10'0 x 6'10 (3.05m x 2.08m)
Worcester boiler, power, lighting and electric roller shutter door.

First Floor

Landing

10'6 x 5'11 (3.20m x 1.80m)
Loft access, smoke detector, over stairs storage, solid oak doors to four bedrooms and family bathroom.

Bedroom One

14'2 x 8'2 (4.32m x 2.49m)
UPVC double glazed window, upright central heating radiator with mirror and fitted wardrobes.

Bedroom Two

18'0 x 6'0 (5.49m x 1.83m)
Velux window, central heating radiator and solid wood flooring.

Bedroom Three

10'0 x 8'2 (3.05m x 2.49m)
UPVC double glazed window and central heating radiator.

Bedroom Four

7'5 x 5'11 (2.26m x 1.80m)
UPVC double glazed window and central heating radiator.

Bathroom

13'0 x 6'1 (3.96m x 1.85m)
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, wood panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Tiered garden with paving and authentic Spanish tiling, mature shrubbery, stone chip and bedding areas.

Front

Laid to lawn garden, mature shrubbery, off road parking and access to garage.



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