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# Cardwells

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**HOLLY STREET, TOTTINGTON, BL8 3EZ**



- Stylish Semi Detached
- Three Bedrooms
- Fitted Dining Kitchen
- Three Piece Shower Room
- Good Sized Gardens
- Popular Location
- Gas Central Heating
- Double Glazing



**O/O £195,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.



Located in the ever popular area of Tottington, this stylish semi detached is very well presented and has great sized gardens making it an ideal consideration for your next home. The accommodation has gas central heating and double glazing and briefly comprises; hall, lounge, fitted dining kitchen, three bedrooms and shower room. Externally the property enjoys gardens to both the front and rear with the rear having a nice sunny aspect.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Double glazed entrance door, stairs off to first floor landing, radiator. Door into the lounge.

**Lounge** 14' 0" x 13' 1" (4.27m x 3.98m) Double glazed window to front, understairs storage cupboard, radiator, door to:

**Kitchen/Diner** 16' 4" x 10' 10" (4.97m x 3.29m) Double glazed French doors and window to the rear. Fitted with a range of wall and base units with contrasting work surface incorporating sink and drainer breakfast island. 'Kenwood' 6 burner range cooker & extractor. Space for fridge freezer. Plumbed for washing machine and dryer. Integrated freezer. Part tiled elevations. Radiator.

**First Floor Landing** 7' 6" x 6' 4" (2.29m x 1.94m) Loft access point.

**Bedroom One** 12' 5" x 9' 9" (3.78m x 2.98m) Double glazed window to front, radiator.

**Bedroom Two** 12' 6" x 9' 3" (3.82m x 2.83m) Double glazed window to rear, radiator.

**Bedroom Three** 8' 0" x 6' 11" (2.44m x 2.10m) Double glazed window to rear, radiator.

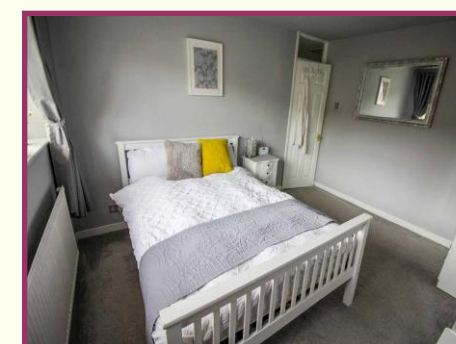
**Shower Room** 8' 10" x 6' 3" (2.68m x 1.91m) Double glazed window to front elevation. Three piece suite comprising over sized shower cubicle, dual flush w.c. and vanity sink unit. Tiled floor and elevations. Chrome heated towel rail. Over stairs store.

**Externally** The front of the property has twin lawns with a paved path leading to the front door. The rear is of a good size with decked patio leading to a paved seating area and garden laid to lawn. Fence enclosed.

**Price** O/O £195,000

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

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**Please note: all viewings are by appointment only through our BURY Office**