

TURTON ROAD, BURY, BL8 3QA



**£420,000 Offers Over**

- Three Bedrooms
- Stunning Location
- Two Reception Rooms
- Newly Fitted Kitchen
- Attic Space
- En-suite to Master Bedroom
- Off Road Parking
- Two Cellar Rooms



**BOLTON**

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Located on the highly regarded Turton Road in Tottington, this stunning three-bedroom end-terrace home enjoys far-reaching panoramic views, including the iconic Holcombe Tower to the rear. Offering spacious and versatile accommodation arranged over four floors, this impressive property is the perfect blend of character, style, and modern living — a true 'turnkey' home that simply must be viewed to be fully appreciated. From the moment you step inside, you'll be struck by the sense of space and quality throughout. A welcoming entrance vestibule leads into a bright hallway, setting the tone for what lies beyond. The main living spaces include a stylish lounge and an elegant dining room, both ideal for relaxing and entertaining. At the rear, a stunning newly built kitchen extension forms the heart of the home, with contemporary fittings and a breakfast area flooded with natural light. A recently added downstairs WC adds further convenience. Below the main living areas, two generous cellar rooms offer fantastic flexibility, perfect for use as home offices, games rooms, or additional storage. Upstairs, there are three well-sized bedrooms, including a superb master bedroom with its own modern en suite. The family bathroom has also been tastefully updated and offers a luxurious space to unwind. Externally, the home enjoys a landscaped side garden and the added bonus of double gates providing secure off-road parking. With its generous layout, quality finish, and outstanding views, this home offers an exceptional opportunity for growing families or those looking for more space in a sought-after semi-rural location.

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

**Entrance Vestibule** Composite door to front aspect. Ceiling light point. Tiled flooring. Door to hallway.

**Hallway** Radiator. Ceiling light point. Stairs to first floor.

**Guest Cloaks** Low flush wc. Wash hand basin. Chrome effect towel radiator, wall and floor tiling. Ceiling light point.

**Lounge** 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Gas inset feature fire and surround.

**Kitchen** 20' 0" x 9' 8" (6.09m x 2.94m) UPVC double glazed windows to side and rear aspects. Two Velux windows. Door to front aspect. A range of wall and base units. Belfast sink. Double oven. Induction hob, extractor over. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Radiator. Tiled flooring. Spotlighting.

**Dining Room** 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to rear aspects radiator. Ceiling light point. Door to rear door and access to cellar rooms.

**Cellar Room 1** 13' 9" x 11' 5" (4.19m x 3.48m) Plumbed for washer space for dryer. Ceiling light point. Radiator.

**Cellar Room 2** 12' 7" x 10' 6" (3.83m x 3.20m) Wall mounted boiler. Two ceiling light points. UPVC double glazed window to rear aspect. Radiator.

**First Floor Landing** UPVC double glazed window to rear aspect. Stairs to third floor.

**Bedroom 1** 14' 7" x 9' 8" (4.44m x 2.94m) Two UPVC double glazed windows to front aspects fitted wardrobes, drawers and vanity unit. Two radiators. Ceiling light point. Door to en suite.

**En-suite** Shower cubicle with thermostatic rainfall shower over. Low flush wc. Wash hand basin with drawers under. Built in medicine cabinet over. Chrome effect towel radiator. Spotlighting. Wall and floor tiling.

**Bedroom 2** 11' 7" x 9' 6" (3.53m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bathroom** 12' 6" x 5' 6" (3.81m x 1.68m) Roll top bath with thermostatic shower over. Wash hand basin with storage under. Low flush wc. Chrome effect towel radiator. Wall and floor tiling. Spotlighting. UPVC double glazed window to side aspect.

#### **Second Floor Landing**

**Study Area** 13' 6" x 7' 7" (4.11m x 2.31m) Velux window and radiator. Ceiling light point. Door to bedroom 3-

**Attic Bedroom 3** 16' 1" x 10' 8" (4.90m x 3.25m) Three UPVC double glazed window to side aspect. Velux window. Radiator. Ceiling light point.

**Externally** This property has a double gated landscaped side garden with patterned imprinted patio area /driveway.

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,289 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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