

**Woodstock Drive, Tottington BL8 4BW**

**Asking Price £370,000**



ADAMSONS BARTON KENDAL are delighted to introduce this charming two-bedroom detached property, formerly a three-bedroom home and easily convertible back if desired. Situated in a beautiful and highly regarded residential area within walking distance of Tottington Village, it offers convenient access to a range of local amenities including shops, bars, restaurants, and idyllic countryside walks right on the doorstep.

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Set on a generous plot, the property enjoys gardens to both the front and rear, along with a driveway and single garage. Inside, there is an abundance of living space featuring an open-plan layout with two sitting areas, a dining area, and a cosy conservatory that overlooks the rear garden. Additional benefits include a separate utility room, a well-appointed entrance hallway with ample storage, and a fitted kitchen complete with a small breakfast bar.

Upstairs, the spacious master bedroom offers excellent storage and a unique en-suite shower room accessed through the fitted wardrobe doors. The second bedroom—originally two separate bedrooms—has been opened up by the current owner to maximise space but can be easily reverted to create three bedrooms once again. The family bathroom features a corner bath, WC and wash basin.

The conservatory opens out onto a pleasant patio area and extensive rear garden with a useful storage shed. While the property would benefit from modernisation throughout, it is perfectly liveable as it stands, offered with no onward chain and presenting superb potential for buyers looking to create their ideal home in a sought-after location.

#### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### **Ground Floor**

Entrance Hall - 3.0 x 3.2 metres

Kitchen - 3.9 x 2.8 metres

Open Plan Living - 9.6 x 3.5 metres

Dining Space - 2.7 x 3.0 metres

Conservatory - 2.6 x 3.5 metres

Utility - 2.0 x 3.2 metres

#### **First Floor**

Bedroom 1 - 4.0 x 6.3 metres

En suite - 2.7 x 1.7 metres

Bedroom 2 - 5.2 x 3.1 metres

Bathroom - 2.4 x 2.2 metres

#### **ADDITIONAL INFORMATION**

Council Tax Band - D

Energy Performance Cert - TBC

Tenure - TBC





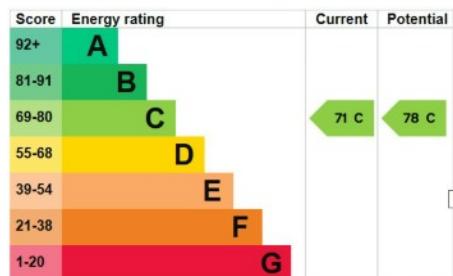
GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.

1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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