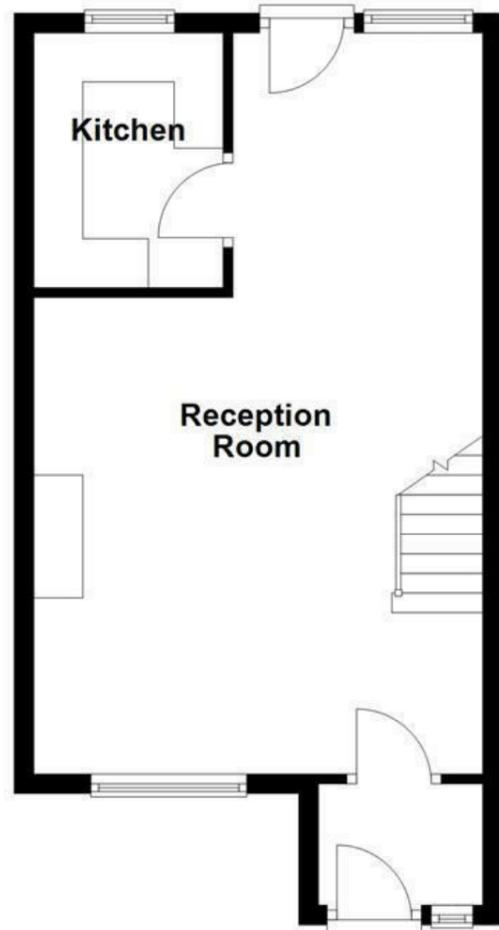
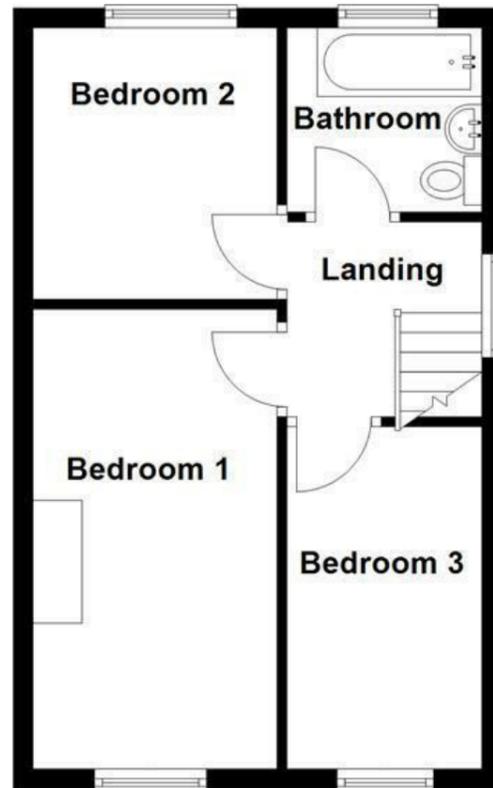


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

## Acresbrook Walk, Tottington, BL8 3JR

### Offers Over £220,000

A THREE BEDROOM HOME WITH REAMS OF POTENTIAL

Nestled in the charming area of Acresbrook Walk, Tottington, Bury, this delightful three-bedroom family home presents an exceptional opportunity for those seeking a comfortable and inviting residence. The property is situated in a wonderful location, offering a peaceful environment while still being conveniently close to local amenities and transport links.

As you step inside, you will find a spacious layout that is perfect for family living. The three well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal setting for families of all sizes. The home boasts a warm and welcoming atmosphere, inviting you to make it your own.

One of the standout features of this property is its potential. With a little imagination and creativity, you can transform this house into your dream home. Whether you envision modernising the interiors or expanding the living space, the possibilities are endless.

The surrounding area is known for its community spirit and offers a range of local parks, schools, and shops, making it a fantastic place for families to thrive. The combination of a lovely neighbourhood and a home with so much potential makes this property a rare find.

# Acresbrook Walk, Tottington, BL8 3JR

Offers Over £220,000



- Semi Detached Property
- Spacious Open Plan Reception Room
- Off Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band B

## Ground Floor

### Entrance Porch

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

UPVC double glazed front entrance door, UPVC double glazed window, laminate flooring and door to the reception room.

### Reception Room

Three UPVC double glazed windows, central heating radiator, single glazed window, electric fire with marble surround and wooden mantel, laminate flooring, door to the kitchen and composite door to the rear.

### Kitchen

8'6 x 6'4 (2.59m x 1.93m)

UPVC double glazed window, single glazed window, range of panelled wall and base units with laminate surfaces, integrated oven, four ring gas hob, plumbing for washing machine, integrated fridge freezer, plinth heater and tiled flooring.

## First Floor

### Landing

7'4 x 6'2 (2.24m x 1.88m)

UPVC double glazed window and doors to three bedrooms and bathroom.

### Bedroom One

15'11 x 8'3 (4.85m x 2.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'1 x 8'3 (2.77m x 2.51m)

UPVC double glazed window, central heating radiator and Potterton boiler.

### Bedroom Three

11'5 x 6'2 (3.48m x 1.88m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'3 x 6'2 (1.91m x 1.88m)

UPVC double glazed window, towel rail, low basin WC, wall mounted wash basin, panelled bath with electric feed shower overhead, tiled elevations and tiled flooring.



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