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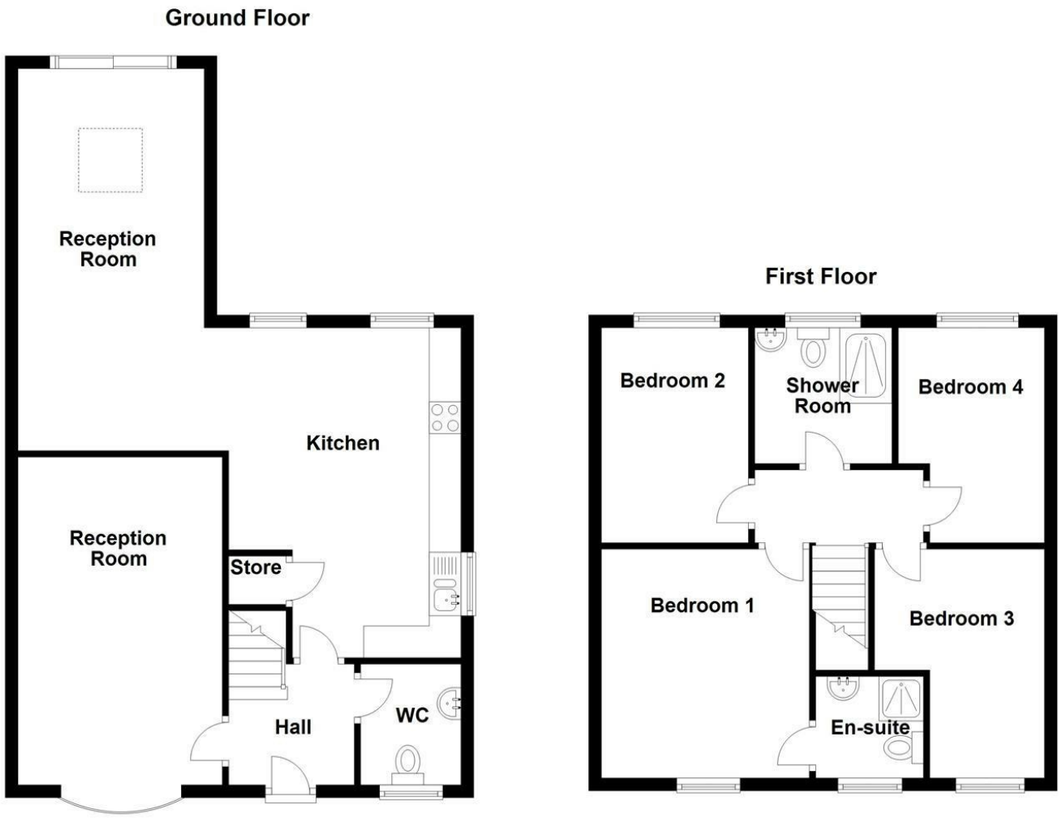
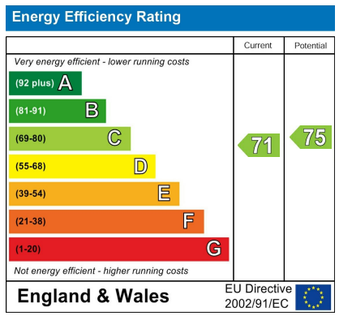


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Camberley Close, Tottington, BL8 3EA

Offers Over £425,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

This four bedroom detached family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, with two reception rooms and an open plan living kitchen and newly fitted bathroom and en suite.

Comprising briefly to the ground floor; entrance via the hallway which has doors to the main reception room, downstairs WC and the kitchen diner as well as hosting the stairs to the first floor. The kitchen diner is open to reception room two which has UPVC French doors leading out to the rear. To the first floor is a landing to four bedrooms and a newly fitted bathroom. The main bedroom has access to a modern en suite. Externally, to the rear is an enclosed garden with artificial lawn, mature shrubbery and bedding areas with side access to the detached garage. To the front is a driveway providing off road parking for numerous vehicles and a detached garage with a laid to lawn garden area.

For further information, or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Camberley Close, Tottington, BL8 3EA

Offers Over £425,000

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- Stunning Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- Leasehold
- Four Bedrooms
- Stylish Decoration Throughout
- EPC Rating TBC
- Two Bathrooms
- Beautifully Presented Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

7'3 x 6'5 (2.21m x 1.96m)

Composite double glazed frosted front door, upright central heating radiator, coving, wood effect laminate flooring, oak doors to reception room one, kitchen, WC and staircase to the first floor.

WC

5'10 x 4'4 (1.78m x 1.32m)

UPVC double glazed frosted window, low base WC, pedestal wash basin with traditional taps and tiled flooring.

Reception Room One

16'11 x 10'7 (5.16m x 3.23m)

UPVC double glazed bay window, upright central heating radiator, spotlights, coving, gas fire with tiled hearth and surround, television point and wood effect laminate flooring.

Kitchen/Dining Area

17 x 12'6 (5.18m x 3.81m)

Three UPVC double glazed windows, full length UPVC double glazed picture window, central heating radiator, range of high gloss wall and base units with solid wood worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with a high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for an American-style fridge freezer, integrated dishwasher and washing machine, integrated boiler, spotlights, understairs storage cupboard, wood effect laminate flooring and open to reception room two.

Reception Room Two

19'9 x 9'7 (6.02m x 2.92m)

Velux window, central heating radiator, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

Loft access, oak doors to four bedrooms and shower room.

Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'10 x 5'9 (1.78m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, double direct feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations and tiled flooring.

Bedroom Two

11'1 x 8'10 (3.38m x 2.69m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Three

12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Four

10'11 x 7'3 (3.33m x 2.21m)

UPVC double glazed window, central heating radiator and laminate flooring.

Shower Room

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed with rinse head, tiled elevations, spotlights and Karndean flooring.

External

Front

Laid to lawn garden with paving, stone chip areas, off road parking and access to detached garage.

Rear

Enclosed garden with artificial lawn, mature shrubs and bedding areas.

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