



Turton Road, Bury, BL8 3QA

£525,000

AN EXQUISITE SEMI-DETACHED DORMER BUNGALOW PROPERTY

Nestled on Turton Road in the charming village of Tottington, Bury, this exquisite semi-detached dormer bungalow presents an exceptional opportunity for those seeking a spacious and stylish family home. With three generously sized double bedrooms and two well-appointed bathrooms, this property offers ample room for family living and entertaining. The heart of the home is undoubtedly the open plan kitchen diner, which seamlessly blends modern design with functionality, creating a perfect space for family gatherings and culinary delights. The stylish interiors throughout the bungalow exude a warm and inviting atmosphere, ensuring that you can move straight in without the need for any renovations. Outside, the property boasts stunning wrap-around gardens that provide a serene outdoor retreat, ideal for enjoying the beautiful panoramic views over Peel Tower. The gardens are complemented by ample off-road parking and an added garage, making this home as practical as it is beautiful. Situated in one of the most desirable areas, this bungalow is just a stone's throw away from local amenities, including pubs, restaurants, and convenient commuter links to Bury, Rossendale, Bolton, and Manchester. This prime location enhances the appeal of this remarkable property, making it a perfect family home that truly should not be missed. Whether you are looking to settle down or invest, this bungalow offers a unique blend of comfort, style, and convenience.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Exquisite Semi-Detached Dormer Bungalow
 - Stylish Interiors With Two Modern Bathrooms
 - Ample Off-Road Parking With Added Garage
 - Tenure - Freehold
- Three Generously Sized Double Bedrooms
 - Stunning Wrap-Around Gardens With Panoramic Views Over Peel Tower
 - EPC Rating - TBC
- Spacious Open Plan Kitchen Diner
 - Desirable Tottington Location Close To Local Amenities And Commuter Links
 - Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Tiled flooring, oak single glazed door to the hallway.

Hallway

19'3 x 16'11 (5.87m x 5.16m)

Two central heating radiators, storage cupboard, wood effect laminate flooring, oak doors to the lounge, kitchen diner, bedroom three, bathroom and staircase to the first floor.

Lounge

16'3 x 12'7 (4.95m x 3.84m)

Four UPVC double glazed windows, central heating radiator, dado rail, cast iron multi fuel burner with tiled hearth and oak mantle, two feature wall lights, television point, wood effect laminate flooring.

Kitchen Diner

26'9 x 11'1 (8.15m x 3.38m)

UPVC double glazed window, upright central heating radiator, a range of panelled wall and base units, mixer solid granite and solid oak surface, inset stainless steel sink with mixer tap, four door Falcon range cooker with a five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, pendant lighting, wood effect laminate flooring, hardwood single glazed frosted door to the utility room, UPVC double glazed French doors to the rear.

Utility Room

9'6 x 6'4 (2.90m x 1.93m)

UPVC double glazed surrounding windows, central heating radiator, plumbing for a washing machine and dryer, space for a fridge, integrated wall units, tiled flooring, UPVV double glazed door to the rear.

Bedroom Three

13 x 9'11 (3.96m x 3.02m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bathroom

8'7 x 7'10 (2.62m x 2.39m)

UPVC double glazed frosted window, chrome heated towel

rail, a three piece suite comprising of a pedestal wash basin with mixer tap, freestanding, rolltop, clawfoot bath with waterfall mixer tap and rinse head, dual flush WC, tiled elevations, coving, inset shelving, spotlights, wood effect laminate flooring.

First Floor

Mezzanine Landing

18'10 x 9'10 (5.74m x 3.00m)

Two Velux windows, central heating radiator, eaves storage, doors to two bedrooms and shower room.

Bedroom One

16'9 x 13'10 (5.11m x 4.22m)

UPVC double glazed window, central heating radiator, ceiling fan, glass and ceramic wall mounted wash basin with mixer tap, wood effect laminate flooring.

Bedroom Two

12 x 9 (3.66m x 2.74m)

UPVC double glazed window, central heating radiator, open wardrobe, wood effect laminate flooring.

Shower Room

5'8 x 3'11 (1.73m x 1.19m)

A three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed overhead rainfall walk in shower with rinse head, inset shelving, LED mirror, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed garden with Indian stone paving, bedding, mature shrubs.

Front

Wrap around garden with laid to lawn, Indian stone paving, bedding, mature shrubs, block paved driveway with access to the garage.

