



Booth View, Bury, BL8 3GX

Offers Over £375,000

CHAIN FREE - DETACHED SPACIOUS FOUR BEDROOM PROPERTY

A deceptively spacious four-bedroom detached home, discreetly positioned off the main road in one of Tottington's most sought-after locations. Offering generous family accommodation, a gated driveway, and the added advantage of no onward chain, this property combines privacy with convenience.

Well-proportioned throughout, the ground floor features a bright and welcoming lounge, a separate dining room, and a light-filled conservatory overlooking the rear garden — creating versatile living spaces ideal for both everyday family life and entertaining. The kitchen provides ample storage and worktop space, with scope to update or personalise to suit your style. The layout offers a practical flow, making the home easy to live in and adapt as your needs evolve.

Upstairs, you'll find four bedrooms, including a spacious principal bedroom with en-suite, complemented by a modern family bathroom.

Externally, the home enjoys a private rear garden and a gated driveway offering secure off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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4 2 3 C

- Tenure Freehold
 - Gated Driveway
 - No Chain Delay
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Four Well Proportioned Bedrooms
 - Fitted Kitchen/Dining Area
- EPC Rating C
 - Ideal Family Home With Viewing Essential And No Chain Delay
 - Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

13' x 7' (3.96m x 2.13m)

Tiled floor, central heating radiator, doors to garage, WC, reception room and kitchen, stairs to first floor.

WC

6' x 3'1 (1.83m x 0.94m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled floor.

Reception Room

16'9 x 9'9 (5.11m x 2.97m)

UPVC double glazed bay window, central heating radiator, coving, multi fuel burner with tiled hearth and wooden mantle, double doors to dining room and wood effect laminate flooring.

Dining Room

9'8 x 9'9 (2.95m x 2.97m)

Central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC sliding doors to conservatory.

Conservatory

9'9 x 9'4 (2.97m x 2.84m)

UPVC double glazed windows, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

Kitchen

15' x 15' (4.57m x 4.57m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect work top, tiled splash back, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, integrated dishwasher, tiled floor, spotlights and door to utility.

Utility

5' x 4' (1.52m x 1.22m)

Central heating radiator, plumbed for washing machine, dryer, wine cooler access to boiler, tiled floor and UPVC double glazed frosted door to rear.

Garage

10'1 x 7'8 (3.07m x 2.34m)

Up and over door.

First Floor

Landing

15'1 x 6'9 (4.60m x 2.06m)

UPVC double glazed window, central heating radiator, doors to four bedrooms and bathroom.

Bedroom One

16' x 9'8 (4.88m x 2.95m)

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

En Suite

6' x 5'11 (1.83m x 1.80m)

UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, part tiled elevation, extractor fan and lino flooring.

Bedroom Two

14' x 9'8 (4.27m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11' x 9' (3.35m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9' x 6' (2.74m x 1.83m)

UPVC double glazed window and central heating radiator.

Bathroom

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead shower, part tiled elevation, extractor fan and lino flooring.

External

Front

Partial laid to lawn garden, bedding area with shrubbery, paving to front entrance door and block paved drive.

Rear

Laid to lawn garden, bedding areas with mature shrubs and paved patios.



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