



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	75	85
EU Directive 2002/91/EC		
www.epc4u.com		



- Four Bedrooms
- Two Bathrooms
- Sun Room
- Modern Interior Throughout
- Landscaped Garden
- Detached Garage
- Conveniently Located
- Ideal Family Home



O/O £275,000

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Cardwells Estate Agents are delighted to present this exceptional four-bedroom quasi-semi-detached family home, perfectly positioned in the highly sought-after heart of Tottington. Combining generous living space, stylish contemporary interiors, and practical family-focused features throughout, this beautifully maintained property offers an outstanding opportunity for buyers seeking a ready-to-move-into home in a vibrant and well-connected residential location. Ideally situated within easy reach of an excellent range of local amenities, the property benefits from close proximity to independent shops, supermarkets, cafés, bars, restaurants, well-regarded schools, and convenient transport links, making it perfectly suited for growing families and professional couples alike. The location offers the perfect balance between a friendly village atmosphere and easy access to nearby towns and commuter routes. From the moment you arrive, the property immediately impresses with its attractive kerb appeal and well-maintained frontage. Internally, the home has been thoughtfully modernised and enhanced by the current owners, including the installation of a newly fitted roof, ensuring peace of mind for years to come. The stylish décor throughout creates a warm yet contemporary feel, with tasteful finishes and a bright, welcoming atmosphere in every room. The accommodation briefly comprises an entrance porch leading into a spacious and inviting hallway, setting the tone for the generous accommodation beyond. The elegant lounge provides a relaxing retreat for everyday living, while the separate dining room offers an ideal setting for entertaining guests or enjoying family meals. A particularly attractive feature of the home is the sun room, which creates an additional versatile reception area filled with natural light and offering pleasant views over the rear garden. The modern fitted kitchen has been designed with both practicality and style in mind, providing ample storage and workspace for busy family life, while the adjoining utility room adds valuable additional functionality and helps keep the main living areas organised and clutter-free. The ground floor further benefits from a contemporary shower room, a highly desirable feature for larger families or visiting guests. To the first floor, the property continues to impress with four well-proportioned bedrooms, offering flexible accommodation suitable for children, guests, or even home office space for remote working. The accommodation is complemented by a beautifully presented modern family bathroom, finished to a high standard with stylish fittings and a luxurious feel. Externally, the rear South West garden has been landscaped for low-maintenance enjoyment, creating a private and attractive outdoor space ideal for relaxing, entertaining, or family gatherings during the warmer months. In addition, the property benefits from a detached garage located off-site, providing valuable extra storage. Rarely do homes of this size, presentation, and value become available in such a desirable location. Offering spacious family accommodation, modern upgrades, and excellent convenience, this superb property truly must be viewed in person to fully appreciate everything it has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed with door leading to hallway.

Hallway Ceiling light point. Stairs to first floor.

Downstairs Shower Room UPVC double glazed window. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Low flush wc. Ceiling light point. Radiator. Partially wall tiled.

Lounge 16' 3" x 11' 7" (4.95m x 3.52m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Room 9' 6" x 7' 3" (2.89m x 2.20m) UPVC double glazed patio doors to sun room. Radiator. Ceiling light point. Open plan to kitchen.

Kitchen 11' 8" x 8' 0" (3.55m x 2.44m) UPVC double glazed window. Radiator. Ceiling light point. A range of base units with stainless steel sink and drainer with complementing work surfaces. Inset gas hob and electric oven.

Utility room 9' 5" x 5' 2" (2.88m x 1.57m) UPVC double glazed window. Ceiling light point. Space for fridge freezer, dryer and plumbed for washing machine. Wall units with workspace.

Sun Lounge 8' 10" x 8' 7" (2.7m x 2.62m) UPVC double glazed patio doors and window. Radiator. Spot lighting.

First Floor Landing

Family Bathroom 7' 6" x 5' 1" (2.29m x 1.54m) UPVC double glazed window. Radiator. Ceiling light point. Roll top slipper bath. Low flush wc. Vanity wash hand basin.

Bedroom 1 12' 6" x 8' 3" (3.82m x 2.52m) UPVC double glazed window. Radiator. Ceiling light fan. Fitted wardrobes.

Bedroom 2 7' 6" x 8' 6" (2.29m x 2.60m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobe.

Bedroom 3 9' 7" x 8' 4" (2.91m x 2.54m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 10' 10" x 6' 5" (3.29m x 1.96m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with communal off road parking to the front. To the rear, a landscaped enclosed garden with stepped Indian stone garden and artificial grass garden. Planters. Freestanding shed. Off site to the rear of this property is a garage with an up and over door as part of a block of garages.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (at the time of writing).

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