

BOOTH STREET, TOTTINGTON, BURY, BL8 3JH



- Stunning Garden Fronted Terraced
- Extended to the Rear
- Three Bedrooms
- Two Reception Rooms
- Skylights to Kitchen & Bedroom 3
- Sought After Location
- Close to Local Amenities
- Good Access to Motorway Links



OIRO £215,000

BOLTON

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Sitting on the edge of the West Pennine Moors is the quiet and sought after area of Tottington. This garden fronted terraced property has been beautifully modernised, extended and must be viewed to be appreciated. Internally the property comprises a lounge and dining room, which opens into the extended kitchen on the ground floor with two good sized bedrooms (the master being very large), modern fitted bathroom to the first floor and stairs leading from the landing to a sizeable third bedroom. For further information please contact Cardwells Estate Agents Bury 01617611215 or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Door leading into the lounge.

Lounge 14' 7" x 14' 4" (4.45m x 4.38m) Ceiling light point, double glazed window to the front, laminate effect flooring, multi fuel burner, radiator.

Dining Room 14' 8" x 10' 10" (4.47m x 3.30m) Downlights, laminate effect flooring, double glazed window to the rear, under stairs storage, open into the kitchen.

Kitchen 8' 6" x 8' 2" (2.59m x 2.49m) Downlights, two skylights, double glazed window to the side, stable door to the side, laminate effect flooring, tiles splashback to the walls, fitted wall and base units, stainless steel sink with mixer tap and drainer, extractor fan, integrated gas hob and electric oven, space for a fridge/freezer and washing machine.

First Floor Landing Ceiling light point, door and stairs leading to bedroom 3.

Bedroom 1 15' 0" x 14' 4" (4.56m x 4.37m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2 9' 4" x 7' 8" (2.84m x 2.33m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

Bathroom Downlights, heated towel rail, double glazed window to the rear, vanity unit with inset sink, Wc, panelled bath with mixer tap and shower, vinyl flooring with tiled walls.

Bedroom 3 15' 7" x 15' 0" (4.75m x 4.56m) Maximum. Ceiling light point, radiator, double glazed skylights to the front and the back, storage to the eaves.

Externally To the front of the property there is a low maintenance walled garden and to the rear there is a well presented flagged rear garden with a seating area, electric charging point and a gate to the rear.

Price OIRO £215,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 1st May 1910, meaning that there are 885 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. 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 £1,612 (at the time of writing).

Conservation area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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