



**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**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





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](http://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 set 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

