



pearson
ferrier  *a property for everyone*

3 CHESTNUT AVENUE
Tottington, BL8 3EE
Offers Over £170,000

3 CHESTNUT AVENUE

Property at a glance

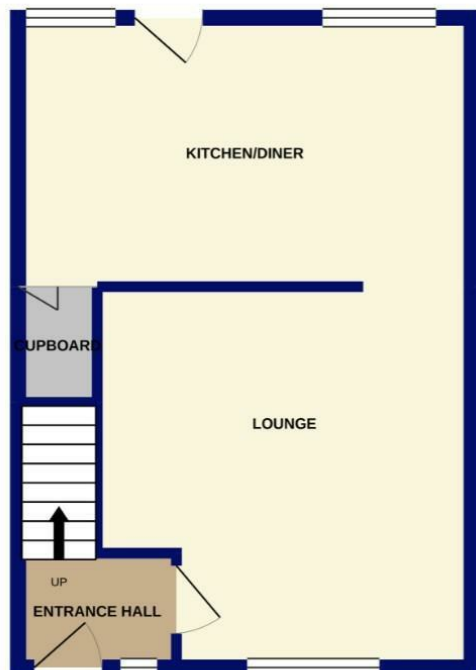
- MID TOWN HOUSE
- THREE BEDROOMS
- POPULAR VILLAGE OF TOTTINGTON
- LOUNGE & KITCHEN/DINER
- IMMACULATLEY PRESENTED
- GCH & DOUBLE GLAZED

Immaculately presented three bedroom town house located in the ever popular village of Tottington. The location offers excellent access and transport links to Bury and is only a short walk to the village centre with local shops, schools, bars, restaurants, Walshaw sports club and Kirklees trail being on your doorstep. In brief the property comprises of; Entrance hall, lounge and dining kitchen to the ground floor. To the first floor are three bedrooms (two are double with fitted wardrobes) and contemporary shower room. The property benefits from being warmed by gas fired central heating, double glazing throughout with gardens to the front & rear.





GROUND FLOOR
36.9 sq.m. (397 sq.ft.) approx.

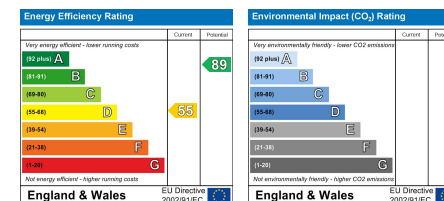


1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 73.8 sq.m. (794 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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