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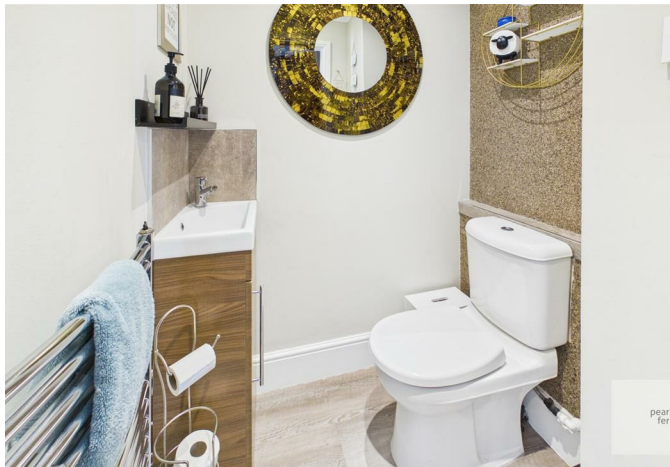
116 SCOBELL STREET
Tottington, BL8 3DF
£500,000

116 SCOBELL STREET

Property at a glance

- stunning modern detached house
- four bedrooms
- stylish interior
- superb gardens
- family kitchen
- ample parking & garage

Scobell Street, Tottington is an exceptionally well presented and recently thoroughly renovated, four bedroom modern detached house, located on this popular development within easy reach of the village centre and a short drive to Holcombe Brook, Ramsbottom, Bury and onwards to the motorway network. The property has a stunning and stylish interior presented to near show home standards and a superb enclosed rear garden which has also recently been transformed into a superb all year round entertaining area with remotely operated canopy and external heating system. The property has the usual benefits of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, open plan family kitchen, first floor, main bedroom with ensuite shower room, three further bedrooms and an additional family bathroom. Outside there is an astro turf lawned forecourt and a pattern imprinted concrete driveway offering ample parking for 3/4 vehicles leading to an integral garage and with an additional parking space opposite. The rear gardens have been recently overhauled and renovated and provide a stunning year round outside entertaining space with composite decking areas, slate paths and flower beds with mature shrubs, remotely operated patio canopy and outside electric heaters. Council Tax Band E/Leasehold unexpired term of 999 years £100 pa ground rent





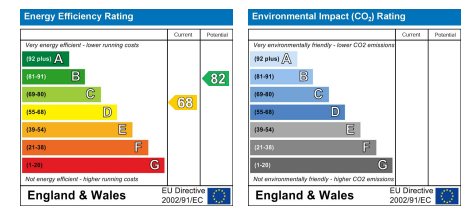


Approximate total area⁽¹⁾
124 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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