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43 CLAYBANK DRIVE
Tottington, BL8 4BU
Offers Around £525,000

43 CLAYBANK DRIVE

Property at a glance

- modern detached house
- four bedrooms
- superbly presented
- south westerly open outlook
- superb location
- ample parking and detached double garage

Claybank Drive, Tottington is a superbly presented, modern four bedroom detached property set in an enviable position, in this generous corner plot with south westerly aspect over neighbouring fields. The house is superbly presented by the present owners, is a short distance to the village centre and a short drive to Ramsbottom, Holcombe Brook and Bury town centres. The house has the usual benefits of gas fired central heating and is double glazed, the accommodation briefly comprises, reception hallway with guests wc/cloaks and oak and glass return stairs to the first floor, study, living room with conservatory, snug/tv room, fitted breakfast kitchen and separate utility room and additional conservatory, first floor, main bedroom with range of fitted wardrobes and an ensuite shower room, three further bedrooms, two double both fitted and a family bathroom. Outside there is a sweeping driveway and detached double garage with remotely operated entrance door, and to the side and rear there are generous gardens and patio areas with south westerly aspect over neighbouring farmland.

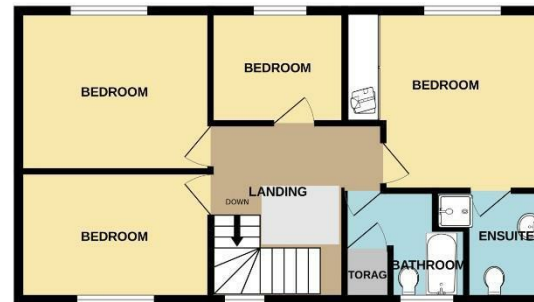




GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

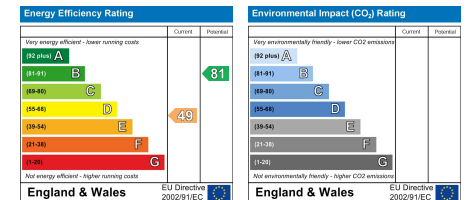


1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) 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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