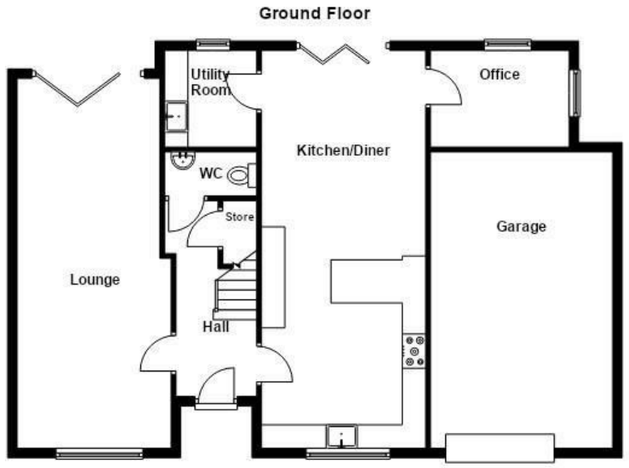
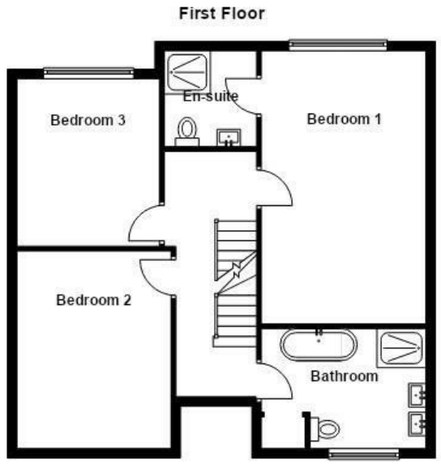
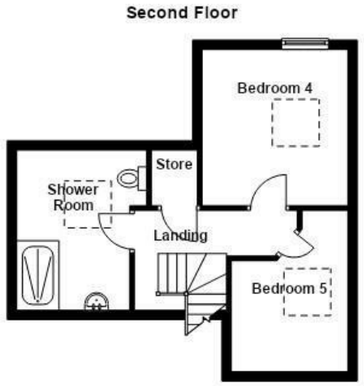
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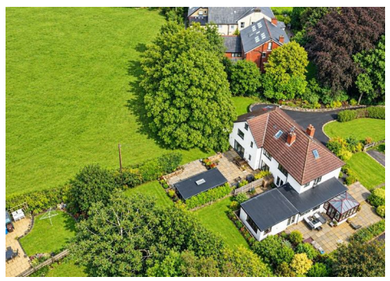












Sunny Bower Street, Bury, BL8 3HL

Offers In The Region Of £750,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME FULLY REBUILT ON AN IMPRESSIVE PLOT

Nestled on Sunny Bower Street in the charming village of Tottington, Bury, this stunning semi-detached house offers a perfect blend of modern luxury and family comfort. Fully rebuilt in 2012-13, the property boasts immaculate presentation and has been thoughtfully designed to cater to contemporary living.

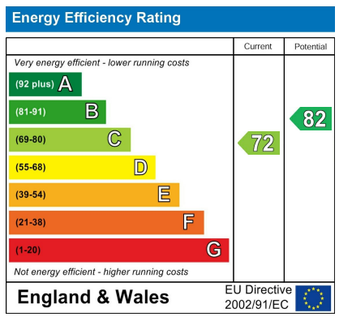
As you enter, you are welcomed by a spacious open-plan kitchen and dining area, ideal for family gatherings and entertaining guests. The ground floor also features two inviting reception rooms, a convenient downstairs WC, a utility room, and a study, providing ample space for both relaxation and productivity. Bifold doors seamlessly connect the interior to the expansive garden, which spans a third of an acre and offers breath-taking views of Holcombe Hill and the surrounding countryside.

The outdoor space is truly a highlight, featuring two patio areas, and space for hot tub, and a stylish bar, perfect for summer evenings and social gatherings. The garden is a private oasis, where you can enjoy the serene views of fields and sheep grazing nearby.

Upstairs, the property comprises five generously sized bedrooms, including en-suite to master, a main family bathroom and separate bathroom on top floor, ensuring comfort and convenience for all family members. The neutral decoration and modern fixtures throughout the home create a stylish and inviting atmosphere.

With a large driveway providing ample off-road parking, this property is not only practical but also perfectly located just a stone's throw from the village centre. Residents will appreciate the close proximity to bus routes, coffee shops, and major commuter links, making it an ideal choice for families and professionals alike.

This luxurious and stylish family home is ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this exceptional property your own.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Sunny Bower Street, Bury, BL8 3HL

Offers In The Region Of £750,000

5 3 2 C

- Impressive Semi Detached Property
- Five Bedrooms
- Fully Rebuilt and Renovated
- Enviable Plot With Views Over Holcombe Tower
- Modern Fixtures And Fittings
- Perfect Family Home
- Ample Off Road Parking With Garage
- EPC Rating - C
- Council Tax Band - C
- Tenure - Freehold

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hallway.

Hallway

13'8 x 6'5 (4.17m x 1.96m)

Underfloor heating, smoke alarm, under staircase storage cupboard, tiled flooring, oak doors to the lounge, kitchen diner, WC and staircase with an oak balustrade to the first floor.

WC

6'2 x 3'1 (1.88m x 0.94m)

Under floor heating, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan, tiled flooring.

Lounge

25'3 x 10'9 (7.70m x 3.28m)

UPVC double glazed window, underfloor heating, cast iron multi fuel burner with slate hearth, slate tiled surround and an oak mantle, television point, tiled flooring, aluminium double glazed bifold door to the rear.

Kitchen Diner

28'8 x 11'6 (8.74m x 3.51m)

UPVC double glazed window, underfloor heating, a range of white high glossed wall and base units, granite surface, tiled splash backs, inset stainless steel one and a half bowl sink with mixer tap, two AEG electric ovens with a five ring gas hob and extractor hood, integrated dishwasher, space for an American style fridge freezer, under unit lighting, breakfast bar, three pendant lights, four feature wall lights, spotlights, tiled flooring, oak doors to the utility room and office, aluminium double glazed bi-folding doors to the rear.

Utility Room

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed window, under floor heating, a range of high glossed wall and base units, granite effect surface, tiled splash backs, stainless steel sink with mixer tap, plumbing for a washing machine and dryer, spotlights, extractor fan, tiled flooring.

Office

9'9 x 6'10 (2.97m x 2.08m)

Two UPVC double glazed windows, under floor heating, two feature wall lights, tiled flooring.

First Floor

Landing

19'1 x 6'2 (5.82m x 1.88m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, oak doors to three bedrooms and bathroom, staircase with oak balustrade to the second floor.

Bedroom One

19 x 11'7 (5.79m x 3.53m)

UPVC double glazed window, central heating radiator, spotlights, pendant lighting, television point, oak door to the en suite.

En Suite

6'5 x 6 (1.96m x 1.83m)

UPVC double glazed frosted window, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, LED mirror, sensor under unit lighting, PVC panelling to the ceiling, spotlights, inset shelving, tiled flooring.

Bedroom Two

12'11 x 10'8 (3.94m x 3.25m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Three

11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

11'6 x 8'11 (3.51m x 2.72m)

UPVC double glazed window, under floor heating, a four piece suite comprising of two vanity top wash basins with mixer taps, a dual flush WC, freestanding bath with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, PVC to the ceiling, spotlights, extractor fan, sensor under unit lighting, two LED mirrors, inset shelving with downlights, tiled flooring.

Second Floor

Landing

11'11 x 7 (3.63m x 2.13m)

Smoke alarm, spotlights, eaves storage, doors to two bedrooms and a shower room.

Bedroom Four

10'11 x 10'4 (3.33m x 3.15m)

UPVC double glazed window, Velux window, central heating radiator, television point.

Bedroom Five

11'3 x 8'2 (3.43m x 2.49m)

Velux window, central heating radiator. TV points with access to eaves boarded storage.

Shower Room

11'1 x 9'1 (3.35m'0.30m x 2.74m'0.30m)

Velux window, under floor heating, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan

External

Rear

Wrap around gardens with laid to lawn, Indian stone and York stone paving, bedding, porcelain tiled patio with pergola, space for a hot tub, tree house, shrubbery, trees, extensive dry stone walling, power and lighting.

Front

Wrap around garden with laid to lawn, Indian stone paving, bedding, pond, shrubbery, trees, tree sculpture, power, external sensor controlled lighting, extensive dry stone walling, ample off road parking, access to the garage.

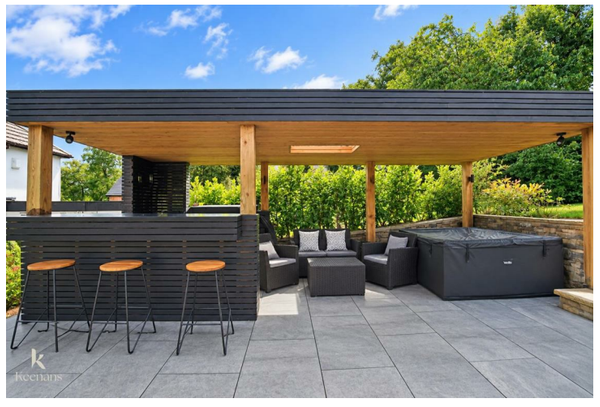
Garage

20'0" x 12'9" (6.1 x 3.9)

An electric up and over door, several power points, lighting, external water tap and houses the Worcester combi boiler installed Oct 2022










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