



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Queen Street, Tottington, BL8 3EL

Offers Over £199,950

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout, this outstanding two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Tottington. With modern fixtures and fittings and having undergone a full renovation with stylish interior, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Blackburn, Manchester and major motorway links. With neutral decoration, added utility room and offering an abundance of space, this property is the perfect home ready to move straight into!

The property comprises briefly: a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to an inner hallway which leads through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads on to the WC/utility room and out to the rear. The first floor comprises of doors on to two bedrooms and a modern family shower room. Externally there is an enclosed yard to the rear with decking areas.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience.

Queen Street, Tottington, BL8 3EL

Offers Over £199,950

 **2**  **1**  **1**  **C**

- Exquisite Mid Terrace Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance

Composite door to porch.

External

Rear

Decked yard.

Porch

5'8 x 3'7 (1.73m x 1.09m)

UPVC double glazed frosted window, tiled flooring and UPVC door to reception room.

Reception Room

13'11 x 13'9 (4.24m x 4.19m)

UPVC double glazed window, central heating radiator, integrated alcove storage, television point, meter cupboard and door to inner hall.

Inner Hall

3'1 x 2'8 (0.94m x 0.81m)

Smoke alarm, open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

16'10 x 13'9 (5.13m x 4.19m)

Velux window, central heating radiator, spotlights, range of high gloss wall and base units, granite effect surfaces, tiled splashback, composite sink and drainer with high spout spring neck mixer tap, integrated electric Lamona oven and microwave, four ring gas hob and extractor hood, integrated fridge freezer, breakfast bar, granite effect vinyl flooring, door to WC, utility room and UPVC double glazed French doors to rear.

WC/Utility Room

6'7 x 4'1 (2.01m x 1.24m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, plumbing for washing machine, space for dryer, spotlights, storage hatch and granite effect vinyl flooring.

First Floor

Landing

13'9 x 5'9 (4.19m x 1.75m)

Spotlights, smoke alarm, doors to two bedrooms and shower room.

Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

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

Bedroom Two

8'8 x 8'3 (2.64m x 2.51m)

UPVC double glazed window, central heating radiator, loft access and wood panel elevation.

Shower Room

10'11 x 4'9 (3.33m x 1.45m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower enclosed with rinse head, granite effect panel elevation, PVC to ceiling, spotlights, overhead storage, loft hatch, integrated shelving and granite effect vinyl flooring.



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