



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Market Street, Tottington, BL8 3LT

### Offers Over £280,000

A BEAUTIFULLY PRESENTED FAMILY HOME SET OVER FOUR FLOORS

Nestled in the heart of Tottington, Bury, this charming mid-terrace house on Market Street offers an exceptional living experience for families seeking both space and convenience. Spanning four floors, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. The highlight of the home is the impressive attic conversion, which features a spacious main bedroom complete with an ensuite bathroom, providing a private retreat for relaxation.

With a total of four well-proportioned bedrooms, this residence is ideal for a growing family, ensuring everyone has their own space. The two bathrooms add to the practicality of the home, making morning routines a breeze. Additionally, the property includes a cellar on the lower ground floor, offering ample storage options.

The exterior of the house is designed for low maintenance, allowing you to spend more time enjoying your home and less time on upkeep. Located in a popular area, residents will benefit from convenient access to nearby amenities, schools, and commuter routes, making daily life both easy and enjoyable.

This delightful property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying spacious living accommodation. Don't miss the chance to make this house your new home.

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# Market Street, Tottington, BL8 3LT

## Offers Over £280,000

 4  2  2  D

- TenureLeasehold
  - On Street Parking
  - Abundance Of Indoor And Outdoor Space
  - Close Proximity To Local Amenities
- Council Tax Band B
  - Ideal Family Home
  - Sought After Location
- EPC Rating D
  - Viewing Essential
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed frosted door to vestibule.

#### Vestibule

3'7 x 3'6 (1.09m x 1.07m)

Door to hall.

#### Hall

12'10 x 3'6 (3.91m x 1.07m)

Central heating radiator, cornice coving, wood effect flooring, stairs to first floor, doors to reception room one and reception room two.

#### Reception Room One

15'6 x 12'3 (4.72m x 3.73m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire, two feature wall lights and wood effect flooring.

#### Reception Room Two

16'1 x 13'4 (4.90m x 4.06m)

UPVC double glazed window, central heating radiator, fitted bookshelf, ceiling rose, coving, wood effect flooring and door to kitchen.

#### Kitchen

11'4 x 9' (3.45m x 2.74m)

UPVC double glazed window, high gloss wall and base units, laminate work top, oven and grill in a high rise unit, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, vinyl flooring and door to stairs to cellar.

### Lower Ground Floor

#### Cellar

15'4 x 12'2 (4.67m x 3.71m)

### First Floor

#### Landing

Stairs to second floor, doors to three bedrooms, bathroom and utility.

#### Utility

5'9 x 2'10 (1.75m x 0.86m)

Wall mounted boiler and plumbed for washing machine.

#### Bedroom Two

15'11 x 10'10 (4.85m x 3.30m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Three

13'7 x 10'4 (4.14m x 3.15m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Four

10'1 x 6'6 (3.07m x 1.98m)

UPVC double glazed window and central heating radiator.

### Bathroom

9' x 7'10 (2.74m x 2.39m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, double panel bath with mixer tap, corner direct feed shower, PVC panel elevation, spotlights and vinyl flooring.

### Second Floor

#### Landing

Door to bedroom One

#### Bedroom One

19' x 11' (5.79m x 3.35m)

UPVC double glazed dormer window and door to en suite, storage and access to eaves.

#### En Suite

7'3 x 4'11 (2.21m x 1.50m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower and wood effect flooring.

### External

#### Front

Gravel chipped bedding areas.

#### Rear

Enclosed yard.



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